



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Downtown Community Planning Council (DCPC) Meeting Agenda

March 20, 2024, 5:30 PM

City Hall 12th Floor Committee Room

202 C Street, San Diego, CA, 92101

[ZOOM Online Link](#)

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You can email public comments to chair@downtownplanningsd.org; please write "PUBLIC COMMENT" in the subject line.

I. Call to Order & Roll Call

II. Consent Agenda

Action Item

- A. [February Minutes](#)
- B. [Member Duties Policies](#)
- C. [Sabre Wine Bar Sidewalk Cafe Conditional Use Permit](#)
- D. [Front & A Off-Site Alcohol Sales Conditional Use Permit](#)
- E. Appreciation Letter to the Navy & Port of San Diego for Freedom Park

pp. 3 - 9
 pp. 10 - 11
 p. 12
 p. 13

III. Non-Agenda Public Comment

Public comment will be limited to 1-minute per person if there are many speakers present. Maximum of 8 non-agenda public comment speakers at this time; additional speakers can speak at the end.

IV. Community Reports

- A. Representatives from Elected Officials and Agencies

V. Resolution in Support of Minimum Distance for Tobacco Shops Near Schools

Action Item

VI. Land Development Code (LDC) Update Presentation by DSD

Action Item

Actions can include, but are not limited to: endorsing specific LDC updates, opposing specific LDC updates, or creating an ad-hoc committee to review LDC updates.

VII. Committee Reports

- A. [Elections - Brendan Bargmann](#)
 - 1. Election Results
- B. [Communications - Gabrielle Werve](#)

1. Update on website and social media

C. Owners, Developers, and Entrepreneurs Advocacy Committee - Edward Kaen

1. Report on the discussion of 5th Avenue bollards.

D. Public Spaces - Manny Rodriguez

1. Balboa Park Committee report - Chris Eddy
2. Downtown Parking Management Group report - Manny Rodriguez

VIII. Pulled Items from the Consent Agenda

Items pulled from the Consent Agenda (Item II) will be discussed at this time.

IX. Remainder Non-Agenda Public Comments

The remaining non-agenda public commenters (Item III) will speak at this time.

X. Adjournment

Next meeting on April 17th, 2024, 5:30 PM, at City Hall's 12th Floor Committee Room.

February Minutes

**Downtown Community Planning Council Meeting Minutes
February 21, 2024, 5:30 PM
City Hall 12th Floor Committee Room
202 C Street, San Diego, CA, 92101**

- I. **Call to Order 5:34 pm**
 - A. Roll Call completed, quorum established (13 of 16 (3 vacancies)) established.
 - B. In attendance: Rodriguez, Lauer, Link, Cortez, Eddy, George, Gu, Helmer, Saldana, Schwarz, Villarina, Werve, Winslow. Absent (2) Bargmann, Grey, Randolph

 - II. **Consent Agenda:** Motion Helmer, 2nd Werve, Approved unanimously (13)
Smoke Shop Agenda Item was moved to March 2024

 - III. **Non-Agenda Public Comment** None

 - IV. **Community Reports (Representatives from Elected Officials and Agencies)**
 - A. Manny noted that Paola Aguirre had announced her departure from SD County Supervisor Chair Nora Vargas's office.
 - B. Downtown Partnership representative not present. Report below:
 1. Gaslamp Walkabout: February 23 @ 9 AM at Cine Cafe, 412 K Street. Attendees will have the opportunity to interact with our team, meet the ambassador assigned to the neighborhood, learn how and when to use the Clean & Safe app, discuss issues that are important to you, and more. Unsheltered Count: January 2024: 1,019 Total Count
 - i. EV – 530
 - ii. City Center – 198
 - iii. Columbia – 34
 - iv. Marina – 19
 - v. Cortez – 154
 - vi. Gaslamp – 47
 - vii. Outside Perimeter – 37
- Stay Fit Downtown: The Downtown San Diego Partnership, Clean & Safe hosts free fitness classes at Pantoja Park in Downtown San Diego the first Sunday of every month. On February 4 we held our first event, “Yoga In The Park”; The next event will be on March 3; please see the events page on our website for more information and future dates

- C. Kohta Zaiser, newly promoted to Mayor Policy office, last meeting as Deputy Community Engagement officer
 - 1. Storm Response – FEMA Emergency Support declared providing Federal Aid and Individual Assistance. Supported by CAL OES, County, FEMA personnel, anticipated door-to-door, Administration Sites
 - 2. Sidewalk Vending Amendment approved and activated. Ordinance-based change regarding types of activities with impounding authority
 - 3. \$35M Project Homekey funding (Hotel Conversion funds) Objective is Hotel Circle Extended Stay, 160 units, as Pathway to Permanent Housing
 - 4. Responses to member questions:
 - a) Pothole 90 Member team is focused on overlay repairs.- recommends 'Get it Done' app reporting
 - b) FEMA requires new reports by impacted individuals and businesses in applications for assistance. Noted assist is financial, not to be made whole
 - c) County Hotel Vouchers for the estimated 1,000 affected by flooding will expire – a date not known at the time of the meeting
 - d) Kohta thanked all. Email introducing his relief is anticipated
- D. Emily Bonner (Whitburn office)
 - 1. Whitburn 2024 Appointments include Transportation Committee Chair, and membership on Audit, Land Use and Housing, Public Safety Committees
 - 2. Whitburn has introduced a Pedicab Noise Ordinance Proposal
- E. Margaret Doyle – Assy Member Tasha Boerner rep
 - 1. Active Bills sponsored include Unicorn Homes, LGBTQ-Affirming Foster Homes
 - 2. AB2234 E. Bike Safety Training Requiring Driver License
 - 3. SDGE Audit re Excessive Profit
 - 4. Women of Impact Award, March 2024, invite nominations
 - 5. This will be Margaret Doyle's last meeting; the next adventure was not announced.

V. Letter of Support for H Barracks and Safe Sleeping Sites

Manny motion, Chloe 2nd: Approved unanimously (13)

- 1. Kohta Presentation highlighted the location as CC District 2 (92106) but provided to DCPC as outreach, shelter, housing, relationship building
- 2. Introduced as 7 acre active until the Public Water Pump Station Project moves to site in 2029.
- 3. Environmental Review is done 6 months to Demo existing structures followed by construction of shelter with late 2024 opening.
- 4. Sound Mitigation Measures/ acoustical to meet shelter requirements
- 5. 2 sprung shelters to house 350 each.

6. Manager unknown at this time
7. Site requirements include security, a shuttle, and no alcohol, drugs, or violence. Case Management present. Public Safety is #1 priority
8. Members, Kohta, and guests shared positive experience success stories
9. Public Comment (Smith, DRG) Follow the format and successes of PATH, World Trade Center. DRG Strongly recommends support.
10. In response to member Questions:
 - a) Acoustics for both outdoor and indoor noise
 - b) Compressed schedule: Costal, Airport, and Hotel concerns addressed
 - c) Prioritization of off-site drug monitoring, and mental health connection requirements will be oriented to the appropriate shelter model
 - d) Better Transit to the area is acknowledged as a priority concern,

VI. Discretionary Approvals

- A. Airport Land Use Compatibility Overrule Hearing Request Rammy 1st, Manny 2nd Motion, Approved unanimously (13).

1. 'DreamBoat' Project Number: PRJ-1107392 Address: 2345 Kettner Boulevard Project Information: Dreamboat - Site Development Permit (Process 5) to request an Airport Land Use Compatibility Overrule Hearing to consider overruling a determination of inconsistency from the San Diego County Regional Airport Authority for a deviation from the maximum land use intensity within Safety Zone 2E of the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code, allowing the future development of hospitality, restaurant, office, and wellness center on the 24,754 square-foot site at the northeast corner of Kettner Boulevard and West Juniper Street at 2345 Kettner Boulevard within the Mixed Commercial zoning district of the Centre City Planned District and the Little Italy neighborhood of the Downtown Community Plan area (Council District 3). Letter of Request:

- a) Consultant and Tucker Saddler, Architect, repeated points in the letter of request: The waiver request is to override the theoretical Aircraft Accident issue, referring to nearby Liberty Station Public Market. Building Height is approved by the FAA as in conformance. There will be 60 hotel rooms, versus a capacity of 254. The request is to override based upon persons per area, consistent with restrictions of (no) height penetrations, and best use of the site. The overall objective of safety compatibility is to minimize risks associated with potential aircraft accidents. Although aircraft accidents happen infrequently, a concern in achieving airport land-use compatibility involves safety in the air

and within the vicinity of the airport. The concept of risk is central to the assessment of safety compatibility. There are two components to this strategy - the safety of people and property on the ground and the protection of navigable airspace from hazardous obstructions to ensure the safety of aircraft occupants. The primary ground strategy is to limit the intensity of use by minimizing residential and non-residential densities and activities that attract people in locations most susceptible to an off-airport aircraft accident. The San Diego International Airport Land Use Compatibility Plan was adopted April 3, 2014 and amended May 1, 2014. A comprehensive review and update is recommended at least every five years. 2488 Historic Decatur Rd, Suite 220 (619) 523-1930 AtlantisSD.com San Diego, CA 92106 2 | Page years. By the State of California Department of Transportation in their California Airport Land Use Planning Handbook. It has been 9 years since the last comprehensive update. "California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook, October 2011, pp. 4-20 – 4-24. The guidance applies to Safety Zones 3, 4, and 5. Because the affected areas within Safety Zone 2 at SDIA are fully developed and include established residential neighborhoods, the Caltrans guidance was also applied to Safety Zone 2 in this ALUCP."

2. Matt Williams clarified that there was a shift of Airport Land Use Authority to the City, City incorporated the land use into the General Plan. The question is whether the proposed Dreamboat use fits the city's general plan.
 3. Public speaker Gary Smith (President DRG) referred to the total potential occupancy having been counted multiple times: hotel occupants, restaurant guests, and spa guests were potentially counted as 3 individuals. Strongly encouraged endorsement.
 4. Marco LiMandri, New City America, highlighted limited retail function primarily for hotel and spa guests, Strongly encouraged endorsement.
 5. DCPC members obtained clarification that the DCPC recommendation intended to advise the City Council to Override with intent for Designation to follow override; Override to be a density of current conditions, density compares favorable to the nearby Born and Raised restaurant, and that the Liberty Station is not valid due to prior, grandfathered, military use status.
- B. Granger Hotel, 449 Broadway, 92101 Off-Site Alcohol Sales Bob 1st, Chris 2nd, Approved Unanimously (13).

1. Discussion – (Marco Polo Cortez) Upscale Bottle Shop, gas lamp hours 10 am to 10:00 pm, 750ml bottle min. (wine), exit through the Hotel Lobby, CUP does stay with land, The Exit is restricted by the Fire Marshall therefore minimal opportunity for change. SDPD supports as does Downtown Partnership and Gaslamp Quarter
2. Gary Smith, DRG President, recommended that DCPC respect that the CUP waiver runs with the land and would apply to future owners/uses. The present plan is liter bottles, less than 6 packs, small bottles, stop accidents. DRG recommends approval.
3. Board member clarifications received include access is only through the hotel lobby and expected to be predominately hotel guests, no single-use ABC off premisses use permit, the sales site will be open to the public but hotel intimate space is expected without access to 5th street, total 2500SF.

VII. Letters of Support

- A. Park-Way for a Day presented. Chloé 1st, Gabrielle 2nd. Approved unanimously (13)
 1. Presented by a Coalition representing supporters including B. Marsh (World Design Capital), Aria Pounaki, and Brooksie Hughes. The tentative plan is a One-Day Arts & Culture event, Route 163, Robinson to Downtown on 9/22/2024. Estimated 6-8 hours, 163 preferred but alternates are being considered. The intent is 'Reimagine Public Space design, Transformative Design'. Currently gathering community support.
 2. DCPC member support and concerns included support of concept with concern to access to the starting position as the plan develops, expanding opportunity to diverse commercial and nonprofit designs on Ramps, consideration and resolution if the plan includes both north and south-bound access, documenting prior and event lessons learned reusing space in a new way, promote biking without traffic, consider set up and tear down parameters, collaborate with CALTRANS, support with a focus on plans, logistics and the people trusted with management.
- B. William Heath Davis Memorial..1st Mariah, 2nd Greg. Approved Unanimously (13).
 1. The presentation was given by Kanaka Davis Trust Group, Dr. Gil Ontai, and the Gaslamp Quarter Historical Foundation.
 2. Historical overview on William Heath Davis, Strong Pacific Islander Community location, and significance of NE park location, design of plaque. Approval by Historic Resource Board and Parks & Rec.,
 3. Gary Smith, DRG President, spoke for the DRG in strong support. Recommended well-implemented and funded maintenance to protect from damages and dogs. Bryce (Parks & Rec, referred to the design as

consistent with crime prevention through Environmental Design regarding the Height Limit).

4. DCPC Board member comments and concerns included a preference for a bust (which was denied by the Arts and Culture Committee, a preference for moving to eye level, recommendation for DCPC support at a grander level.)

VIII. County Budget Priorities Manny 1st, Chloé 2nd. Approved unanimously (12) (Gabrielle had departed the meeting prior to discussion/vote)

- A. Highlights included vouchers, sanitation, aid outbreak control and recovery, DSDP Clean and Safe.
- B. No discussion.

IX. State Budget Priorities Manny Motion, Greg 2nd, Approved unanimously (12)

- A. Discussion, Board Recommendations included Business Improvement, Park Rangers, County assistance, and the safety of the LOSSAN Rail Corridor.

X. Committee Reports

A. Elections – Manny Rodriguez

1. JP offered that Boxing Club, EV South, and acknowledged that Little Italy Café Italia are expected to be polling locations—details to be addressed by subsequent correspondence to the board and community and in recognition of anticipated CPG changes.

B. Communications Committee: (Gabrielle) Use of Instagram, Facebook Twitter/X, professional posts, move to DowntownPlanningSD.org website ongoing DCPCSD.com site updates ongoing to provide interim updates.

C. (New) Downtown Community Plan Update Committee: Consists of Manny (Chair), Chloé, JP, Tyler (Vice Chair), David, and Ryan. Manny Chair; Tyler Vice Chair.

D. Public Spaces (Manny Rodriguez)

1. Chris Eddy highlights for Balboa Park Committee:

- a) 3/7/24 meeting at 6 pm. Workshop Prioritization Overview primary topic
- b) The Municipal Gym has returned to rec use, a 3/9 rummage sale is planned in the Gym, Balboa Parking is complete, 500 sandbags were provided to park facilities during the January rain event, and announced that Parks and Rec are restructuring including Park Rangers.

2. DPMG (Manny) – The Board has not yet decided on FRED and Neighborhood investments. Rammy recommended the consideration of alcohol advertising to promote additional funding. JP voiced concerns against alcohol and there was no board disagreement. Board did not decide on a letter to the City regarding the DPMG budget.

XI. Pulled Items from Consent Agenda – None

XII. Remainder Non-Agenda Public Comments.--None

XIII. Adjournment –8:35 pm

Member Duties and Responsibilities Policies

Member Duties and Responsibilities

This document delineates the duties and responsibilities entrusted to individuals assuming administrative roles within the Downtown Community Planning Council (DCPC), hereby referred to as "Administrators".

A. Accountability

Administrators are expected to fulfill their designated duties with diligence and integrity. The DCPC shall seek the replacement of Administrators who are persistently failing to meet the duties and responsibilities stated in this policy.

II. Definitions

General Meetings: Defined as the scheduled meetings involving the full membership of the Downtown Community Planning Council, aimed at deliberation, decision-making, and dissemination of pertinent information related to Downtown's planning and development.

The City: The City of San Diego

DSD: The City of San Diego's Development Services Department.

III. Role-Specific Duties

A. Chairperson (Chair)

1. Agendas

a. Distribution

- i. Unless impeded by unforeseen changes, requests, or circumstances beyond the control of the Chair, the Chair should finalize and forward DCPC meeting agendas to the City for public distribution at least one week prior to the meeting.
- ii. The Chair should include the Vice Chair & Secretary in communications to the City regarding public agenda distribution to ensure accountability.

b. Content

- i. Agendas should not contain materials that are or could be copyrighted, including development project materials from Offline Reviewer Form

shared by the City.

2. The Chair should submit the "Information Bulletin 620 Community Planning Committee Distribution Form" (IB 620 Form) to the City via the designated portal, no later than 30 days following an approve or deny decision taken by the DCPC on a permit or project.
 - a. The Chair should ensure that a copy of the IB 620 Form, along with any pertinent documentation, is forwarded to the appropriate DSD personnel involved with the project (e.g., the staffer who shared the Offline Reviewer Form to the Chairperson) as well as to the project's key stakeholders (e.g., owner, consultant, or presenter).
 - b. The Chair should include the Vice Chair & Secretary in communications to the City regarding IB 620 Forms to ensure accountability.

D. Subcommittee Chairs

1. Unless impeded by unforeseen changes, requests, or circumstances beyond the control of the DCPC, all Subcommittee Chairs should finalize their meeting agendas and forward them to the DCPC Chair at least one week prior to the meeting.
2. The Communications Subcommittee Chair should ensure that announcements for forthcoming General Meetings are posted on relevant social media platforms a minimum of 72 hours before the scheduled meeting, to facilitate optimal member and public engagement.

Sabre Wine Bar Sidewalk Cafe

Project Number: PRJ-1103219

Address: 550 J Street, San Diego, CA

Project Information: Sabre Wine Bar Sidewalk Café - Neighborhood Use Permit (Process 2) to allow a 201-square-foot sidewalk café for Sabre Wine Bar in the Pendry Hotel located on the 39,800-square-foot site at 550 J Street within the Gaslamp Quarter neighborhood of the Downtown Community Plan area (Council District 3)

Front & A Off-Site Alcohol Sales

Project Number: PRJ-1109526

Address: 201 West A Street, San Diego, CA 92101

Project Information: Conditional Use Permit (Process 3) for the sale of alcoholic beverages for off-site consumption at 201 West A Street within a 49,300-square-foot grocery store located on the ground level of a currently under construction 37-story, mixed-use development on the block bounded by West A, West B, Union, and Front Streets within the Public/Civic land use district of the Centre City Planned District and the Civic/Core neighborhood of the Downtown Community Plan area (Council District 3).