



Downtown Community Planning Council San Diego
Planning a Vibrant Downtown for All

Board of Directors Meeting Agenda

July 19th, 2023, 5:30 PM

12th Floor Committee Room, City Hall, 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 - 5:30 pm**
 - A. Roll Call and [June Minutes Approval](#) pp. 3 - 7
 - B. [May Minutes Approval](#) **Action Item** pp. 8 - 12

- II. **Non-Agenda Public Comment - 5:32 pm**
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 after the Chair's Report.

- III. **Community Reports - 5:40 pm**
 - A. Representatives from Elected Officials and Agencies: DSD's Urban Division, Mayor's Office, Councilmember Whitburn's Office, Assemblymember Boerner's Office, Senator Atkins' Office, Supervisor Vargas' Office, Downtown Partnership.
 - B. [BRIDGE Affordable Housing Kindred Project](#) pp. 13 - 16

- IV. **Public Safety - 5:55 pm**
 - A. [AB 413 "Daylighting Bill"](#) - Endorse **Action Item** pp. 17 - 18

- V. **Permits - 6:05 pm**
 - A. 534 5th Avenue Live Entertainment (PRJ-1051280) **Action Item**
 - 1. Conditional Use Permit application to allow live entertainment within an approximately 2,800-square-foot vacant restaurant tenant lease space on the ground floor of a historic four-story hotel located at 534-536 Fifth Avenue in the GQTR-GASLAMP-GQPD zone, Transit Priority Area, and Gaslamp neighborhood of the Downtown Community Plan area. HRB #: 207, District Contributor #: 207-003. Council District 3.
 - B. 555 West Beech Street Live Entertainment (PRJ-1059458) **Action Item**
 - 1. Presenter to share details at meeting.

- VI. **Committee Reports - 6:35 pm**
 - A. Pre-Design / Design Review - Chloé Lauer
 - 1. [639 Kettner: Coastal Development Permit](#) **Action Item** pp. 19 - 34

2. [Projects at next Design Review meeting:](#) pp. 35
 - a) 4th & J Hotel (Gaslamp)
 - b) Rady Center (East Village)

B. Public Spaces - Manny Rodriguez - 6:45 pm

1. Interim Alternative for Balboa Park Committee **Action Item**
 - a) Executive Team Nominee: Vice Chair Chloé Lauer
2. [Free Lunches at the Central Library for Kids](#) pp. 36
3. Pinnacle management of Fault Line Park

C. Communications - Brennan Doyle - 6:55 pm

1. Monthly Update
2. Feedback on Little Italy Historical Designations

D. Chair's Report - Manny Rodriguez - 7:00 pm

1. Little Italy Historical Designation Applications
2. [Draft Priority Capital Improvement Projects](#) pp. 37
3. Downtown Parking Management Group
4. 20th & B Safe Sleeping Site
5. Review status of August meeting.
6. Vacant Seats

VII. Adjournment - 7:10 pm

- A. Next Meeting: August 16th, 5:30PM, City Hall 12th Floor Committee Room

DRAFT Meeting Minutes of the
Downtown Community Planning Council
Wednesday, JUNE 28, 2023, 5:30 PM
In-person at San Diego City Hall, 12th floor Conference Room,
Civic Center Plaza, San Diego, CA 92101

I. Call to Order: 5:45 p.m.

1. Present: Manny Rodriguez (Chair), Chloé Lauer (Vice Chair), Greg Helmer, Nancy Wilson-Ramon, Emmett Cahill, Tyler Winslow, Dan Wery
 - a) Late: Terry McCleary, Edward Kaen
 - b) QUORUM: 9/16 members present.
2. Absent: Bob Link (Secretary), Craig Russell, Aldo de Dominicis Rotondi, Nima Bahrami, Jean Paul Schwarz, Chris Eddy, Brendan Bargmann

II. Serving as a Communications Link

- A. Invited Representatives from Elected Officials and local Organizations: Mayor Gloria, Councilmember Whitburn, Development Services Department - Urban Division, Assembly Member Tasha Boerner, Senator Toni Atkins, Downtown San Diego Partnership.
- B. Present with comments:
 - a. James Alexander (Development Services Department)
 - i. No opening date for Children's Park yet
 - ii. Civic Communities - a new website about East Village Green (eastvillagegreen.com)
 - iii. Latest development numbers through June 30th on the StoryMap on their website - <http://sandiego.gov/downtown>
 - iv. Planning, Zoning, and PM for downtown development projects
 - b. Emily Bonner (Whitburn):
 - i. Council Member Whitburn's office - Safe Camping Ordinance passed
 - ii. Lights
 1. Progress
 2. 16 of 18 electrician positions filled
 3. 90% done with Area 1
 4. 25% done with Area 2
 5. 306 restored so far
 6. Left to Right (2,3,1,4)
 7. 6,000 were out citywide
 8. Authorized bringing in an outside company for a year

9. Circuits that run the streetlights - if they fail it's challenging and expensive to fix
- c. Margaret Doyle (Boerner)
 - i. Assemblymember Boerner
 - ii. Bills moving quickly
 - iii. Non-profit of the Year honored in Sacramento: League of Amazing Programmers - teach programming to underserved youth and young women
- d. Andi McNew (Atkins)
 - i. Senator Aktin's Office
 - ii. SB 385 - expands access to training for physician's assistants to provide abortion care
 - iii. Fix it bill for SB 9 - will make this easier for property owners to use
 - iv. SB 447 - Bridge Act
- e. Ryan Trabuco (Vargas)
 - i. Community Enhancement and Neighborhood Advancement Grants
 1. He's the grant supervisor
 2. Andi Consonita handles the administration of providing grants
 - a. Apply
 - b. Assess the impact of Covid
 - c. Evaluate
- f. Kohta Zaiser (Gloria) - Not present but shared following report:
 - i. Only item to report out is the passage of the Unsafe Camping Ordinance (UCO). After nearly 10 hours of Council last Tuesday, UCO passed 5-4. It'll come back to Council for its second reading on June 27. There was an amendment made to begin enforcement 30 days after the first Safe Sleeping site at 20th and B opens up, so we're looking at roughly an end of July/beginning of August timeline on implementation.
 - ii. As a reminder, Unsafe Camping will make amendments and additions to the San Diego Municipal Code to prohibit tent encampments citywide when there is shelter available. Additionally, it will prohibit unauthorized tent encampments (regardless of shelter availability) at locations considered to be high risk to public health and safety, including:
 1. within two blocks of K-12 schools;
 2. within two blocks of a shelter;
 3. along trolley tracks and transportation hubs;
 4. City parks;

5. canyons;
6. and waterways like the San Diego river.
- iii. I want to thank DCPC members for their continued support and turnout to get us across the finish line. The Mayor and I are incredibly thankful.
- g. Downtown Partnership - Absent

III. Administrative Items - 5:55 pm

- B. Motto: "Planning a vibrant Downtown San Diego for all."
 1. Motion by Manny, second by Edward.
 2. Motion passes unanimously.
- C. Development Impact Fees Priorities List - Update
 1. Chair requests that community members send him CIPs funded by DIFs they would like to see prioritized.
- D. Change the name of the "Pre-Design" to "Design Review"
 1. Motion by Chloe, second by Manny
 2. Motion passes unanimously
- E. Capital Improvement Program Priorities List - Update
 1. Chair requests that community members send him CIPs they would like to see prioritized.

VIII. Committee Reports - 6:05 pm

- A. Pre-Design / Design Review - Chloé Lauer
 1. Cedar Street Apartments: Coastal Development Permit
 - a) Permit approved unanimously
 2. Two America Plaza: Recheck Required
 - a) Permit approved unanimously
 3. 639 Kettner: Coastal Development Permit
 - a) Tabled for July meeting.
- B. Public Spaces - Manny Rodriguez - 6:35 pm
 1. Gallagher Square / Park at the Park Revamp
 - a) Manny
 - (1) Padres are seeking a ministerial approval of their redevelopment of Gallagher Square
 - (2) Neighbors are concerned and have mobilized
 - b) Gary Smith (President, Downtown Residents Group)
 - (1) City has a problem with how they do code enforcement - they DON'T
 - (2) Artificial turf is not friendly to sit on or have kids play on or pets play on / do their business. It gets really hot.
 - (3) No sound study was done 20 years ago for Park at the Park

(4) The city snuck it through last Friday

c) Dan

(1) Concern that it's no longer a public park and it's routinely closed and Padres keep taking it over and programming it

(2) People can't stay in their buildings due to what the sound is doing to the buildings - shaking the pipes

(3) A good example is the park at Civita

2. Waterfront Park Active Recreation Renovations

a) Manny shares that there will be active recreation improvements to the North side of the park.

b) Gary Smith: "Pickleball!"

3. Balboa Park Committee - Chris Eddy

a) Absent

C. Health, Sanitation, & Dignity - Terry Mcleary - 6:45 pm

1. County Grand Jury Report: Endorse Recommendations

a) Manny motion to endorse recommendations with a special request to the County that they provide operational and security funds for the City to provide public restrooms. Nancy Second

(1) Unanimous approval

2. City newly-added 13 Public Restrooms

a) Manny shares list of public portable restrooms opened

D. Communications - Brennan Doyle - 6:55 pm

1. Social Media Status Report

a) Absent

E. Chair's Report - Manny Rodriguez - 7:00 pm

1. Advisory Seat for Port of SD

a) Chair will contact the Port and City to coordinate.

2. Community Planners Committee Update - Bob Link

a) Absent

3. DCPC Appointment Process Information

a) Chair states that community members can lead subcommittees without having to be a board member.

4. DCPC Representative at Downtown Parking Management Group

a) Chair states they will attend these meetings (as a public commenter) to represent DCPC and Downtown residents.

5. CEQA Appeals

- a) Chair states the Coastal Commission has yet to approve CPG reform thus Downtown Planning still has free appeals.
- 6. Activating BOSA's 10th & G Surface Parking Lot
 - a) Chair shares that he has officially submitted Downtown Planning's review of the project to the Development Services Department.

IX. Adjournment - 7:10 pm

- A. Next Meeting: July 19th, 5:30PM, City Hall 12th Floor Committee Room

DRAFT Meeting Minutes of the
Downtown Community Planning Council
Wednesday, MAY 17, 2023, 5:30 PM
In-person at San Diego City Hall, 12th floor Conference Room,
Civic Center Plaza, San Diego, CA 92101

Due to scheduled City maintenance, online viewing & commenting was not available.

I. Call to Order: 5:35 p.m.

A. Roll Call & Approval of March Minutes.

1. Present: Manny Rodriguez (Chair), Chloé Lauer (Vice Chair), Bob Link (Secretary), Nima Bahrami, Brendan Bargmann, Chris Eddy, Greg Helmer, Terry McCleary, Jean Paul Schwarz, and Nancy Wilson-Ramon
2. Absent: Dan Wery, Emmett Cahill, Tyler Winslow, Craig Russell, Edward Kaen, and Aldo de Dominicis Rotondi
3. QUORUM: 10/16 members in good standing are present. There are three vacancies: Marina & Columbia Business seats and Gaslamp Resident seats.
4. April Minutes approved without any objections. McCleary, Bahrami abstained due to absence from the April meeting.

II. Serving as a Communications Link

A. Invited Representatives from Elected Officials and local Organizations: Mayor Gloria, Councilmember Whitburn, Development Services Department - Urban Division, Assembly Member Tasha Boerner, Senator Toni Atkins, Downtown San Diego Partnership.

B. Present with comments:

a. Emily Bonner (Whitburn):

- i. Budget meeting 5/18 2:00pm, Hybrid
- ii. Selected Safe Sleeping Sites are 20th & B, "O" Lot
- iii. Unsafe camping ordinance at city council on June 13th.

b. Margaret Doyle (Boerner)

- i. CA Budget review in process
- ii. SB411 (Open Meetings) is on way to Assembly
- iii. AB557 (Teleconferencing). Boerner voted yes, on way to Senate
- iv. AB648 (Common Interest Development) Boerner voted yes, is at Senate

- c. Kohta Zaiser (Mayor Gloria) re May budget revisions
 - i. Streetlight repair contract awarded externally with permission of City Unions. Start anticipated soon. Streetlight funding is at DSD for permitting. Repairs will include protective shielding to reduce historical damages. Partners include selected City Electricians, Contractor, and Clean & Safe.
 - ii. Pay Increases in Budgeted for Council
 - iii. Unsafe Camping is on City Council Tuesday June 13th meeting
 - iv. Safe sleeping sites is considered to be a companion bill to Unsafe Camping Ordinance as a comprehensive shelter plan, initial budget \$5M
 - v. Projected capacity B&20th – 136 tents, ready in July, O lot 300 tents, projected fall 2023 ready as shelter site
 - vi. Dozens of other sites under consideration include Sports Arena, Inspiration Point.
 - vii. Housing Action 2.0 to be head by Planning on June 1st, followed by LUH
 - viii. Question Responses:
 - 1. (Manny) Montgomery Airport and Sports Arena are outside CD3 and intended to be pursued following a model based on initial successes for non-Emergency circumstances. CALTRANS is responsible for camping along freeways. County has committed to being more participative Downtown. More porta potties are committed for Downtown (County).
 - 2. (JP) Cedar Street is not projected to be a safe camping site; fencing will be provided to provide privacy and minimize exposure to neighbors. Downtown Porta Potty locations will be on web / kiosks.
 - 3. (Wilson-Ramon) SDPD is committed and confident to enforcement. Plan is that with incentives and resources SDPD will not accept “no”. Will protect students walking through overpasses.
 - 4. (Bahrami) City is committed to perimeter security

- ix. Kohta in closing – Plan includes improvements in power washing (Clean & Safe), trash removal. City remains concerned with objections. Is asking for support.

III. Action Items

A. [Live Entertainment CUP for 815 5th Avenue](#)

1. Marco Polo Cortes presents on behalf of the business owner
 - a. 11 am - 1:45 am - hours of operation
 - b. Amplified music indoors only, doors closed
 - c. No residences to either side or above the location
 - d. Liquor license imposes constraints: ABC Conditions
 - e. 50/50 Rule food/beverage
 - f. 8 am - 12 pm curfew for use of outside space
 - g. 1 security officer for every 50 patrons
 - h. Acoustical study complete.
 - i. Complies with Community Plan
2. Motion to approve passes with only Link voting against.

B. New DCPC Domain & Email Addresses

1. Chair proposes email & domain ending in “DowntownPlanningSD.org”
2. Rodriguez motion to adopt email.
 - a. Wilson-Ramon second.
 - b. Unanimous approval.

C. Downtown Community Plan Update Committee Appointments

1. No volunteers. No action taken.

IV. Informational Items

A. Proposed Comments and Amendments to Downtown Community Plan

1. East Village Education Corridor - Link
 - a. Schools in the East Village, community leaders, and representatives from the City and County in talks to formalize an education corridor in the East Village.
 - b. Discussion to expand the Education Corridor from Barrio Logan to Roosevelt Middle.
 - c. Gary Smith recommended prioritizing safe routes to school as a potential Grant Program. Also highlighted that school crosswalks should be yellow.
2. Neighborhood centers from the community plan have not been

successful - Lauer

B. Civic Center Revitalization - Manny Rodriguez

1. Kohta Zaiser highlighted there are 6 blocks in the revitalization effort including City Operations Bldg, City Hall. The Surplus Land Act requires 25% be set aside for affordable housing.
2. NOA was issued in May 2023 for JULY 1, 2023 responses. Bidders were at expo 6/5/2023.
3. Civic Theater is included in the 6 block parcel. Question is whether to repair or replace. City recognizes economic impact in jobs and income. Schools prioritized the use of theater.
4. City planning long term lease of the 5 (not theater) blocks as an income opportunity. This is recognized as the first effort at revitalization.

V. Reports

A. Communications Committee - Brennan Doyle

1. Created instagram and TikTok accounts (@downtownplanningsd)
2. Ideas for content in the works.

B. Pre-Design Committee - Chloé Lauer

1. Next meeting will be reviewing a townhouse in the Marina, an apartment building in Little Italy, and a hotel in the Core Columbia District.

C. Public Spaces Committee - Manny Rodriguez

1. Balboa Park Committee Representative - Chris Eddy
 - a. Balboa Park redesign near completion
 - b. Casa del Prado modernization /historic implications pending consultant review
 - c. Twilight Concerts anticipated summer 2023
 - d. Botanical Garden Completion Early 2024
 - e. Auto Museum Exterior scheduled for June completion
 - f. Lawn Bowling refurbishment complete
2. East Village Green and Children's Park Progress
 - a. East Village green to open Spring 2025, Children's Park this July.

D. Chairperson's Report

1. Homelessness
 - a. Already discussed by the Councilmember and Mayor representatives.
2. 8th & Market

- a. Notice of availability soon to go out for surplus land that failed to become a Ritz-Carlton.

VI. Board Members: Urgent / Non-Agenda Comments

- A. JP re CHARG (Cortez Hill) – focused on input to community plans, Park & Market Portland Loo – looked clean. Wilson Ramon commented on preference for process orientation, not line item review.
- B. Council Pres (Elo-Rivera) is considering sponsoring State Legislation to charge for toilet use – status unknown.
- C. Gary Smith highlighted 4 opportunities to submit budget recommendations
 - a. NOV 2025 – Fisical Facility Financing Plan
 - b. NOV 2023 – CIP, Capital Improvement Program, City Attny is poc. Community Planning Advisory Board
 - c. Clean & Safe
 - d. Parking District

VII. Adjournment. Next Meeting on June 21st, 5:30PM.

Bridge Affordable Housing Kindred Project

Frequently Asked Questions

Kindred located at 1501/1555 Sixth Avenue (Former Family Court Site)

September 2020

What is the Developer's Vision for the site?

BRIDGE and AVRIP Skyport, the Project Architect, envision Kindred located at 1501/1555 Sixth Ave to be a 100% affordable housing mixed-use and pedestrian-oriented development. The development will hold 120 homes for households earning less than 60% of Area Median Income (AMI) including frail elderly. The development has been designed to serve as a gateway from downtown's Cortez Neighborhood to its Central District Core on Sixth Avenue.

Why is the County planning to place a new affordable housing development at the corner of 6th Avenue and Beech Street?

The County recognizes that the high cost of real estate within the County has created a competitive housing rental market in San Diego. Additionally, the rental market demand is outpacing the available supply and rental rates continue to escalate. A feasibility study identified several County properties to be evaluated for their development potential and of those properties the former Family Court building at 1501/1555 Sixth Avenue was determined to be suitable for near-term affordable housing development.

What are the County's goals through the development of the site?

- Construct primarily multifamily residential units with at least fifty percent (50%) of the units dedicated as affordable housing to special needs and vulnerable populations in accordance with the County of San Diego Consortium 2015-2019 Consolidated Plan/2017-18 Annual Funding Plan and Section 232.5 of Article XV of the San Diego County Administrative Code. These populations include: seniors, persons with disabilities, persons with serious mental illness or substance abuse problems, persons with HIV/AIDS, military personnel and veterans, at-risk youth, survivors of domestic violence, persons who are homeless or at risk of homelessness, transition age youth, and families in need.
- Provide supportive services as appropriate to the targeted special needs and vulnerable population(s), which may include providing or coordinating with one or more supportive service partners to design and deliver needed services to tenants in order to promote housing stability and independence.
- Construct and open the housing in the most expeditious way possible.
- Maintain affordability restrictions for 99 years.
- Provide annual rental payments to the County of San Diego.

Frequently Asked Questions

Kindred located at 1501/1555 Sixth Avenue (Former Family Court Site)

September 2020

What involvement does the City have with this development project?

The City and County are collaborating in multiple aspects to support the City's plan of "Housing First" based upon a new national model to provide affordable housing for special needs and vulnerable populations. Additionally, the City will retain oversight of the permitting and entitlement process during construction.

What are the target populations for this project?

BRIDGE is proposing a development that will contain 120 units; 59 units set aside for seniors and 59 units set aside for families along with 2 employee units. As envisioned, a third party provider will directly serve the frail seniors through the Programs of All-Inclusive Care for the Elderly (PACE) program. The PACE program is a Medicare and Medicaid program that helps seniors meet their health care needs in the community instead of going to a nursing home or other care facility.

Will there be a commercial component?

In addition to the housing and related amenities, there will be a commercial component. The development is planned to have retail/community serving commercial space along Sixth Avenue.

When does the County plan to engage the community on the proposed project?

BRIDGE Housing and the County are looking to collaborate on community outreach during the initial phases of development work which will begin in 2021. BRIDGE anticipates starting an ongoing process of engaging the community at that time in 2021.

Will there be any opportunity for the community to give input on the development?

BRIDGE believes that community input is vital for a successful development. As a long term owner, BRIDGE developments aim for invigorating neighborhoods and communities they join.

When will demolition to the existing structures occur?

The County estimates that demolition of the existing structures will be completed in November 2020.

Frequently Asked Questions

Kindred located at 1501/1555 Sixth Avenue (Former Family Court Site)

September 2020

What is the approximate date of groundbreaking/grand opening?

BRIDGE has anticipated a 20 month construction schedule. As of now, groundbreaking has been projected in Early 2024, with construction completion occurring towards the end of 2025. A grand opening would occur after completion once residents have begun moving.

How will construction be financed?

The main source of financing for the development will be the Low Income Housing Tax Credit (LIHTC). In addition to this resource, BRIDGE will be applying for a variety of public and private funds to finance the development.

How high will the buildings be? What is the combined square footage of the building(s)?

As currently planned, the buildings will be 8 stories. The design aims to keep in character with the surrounding Cortez Hill neighborhood, which has buildings of 8 to 10 stories throughout. The total square footage for the development is approximately 185,000 SF and could change over time as the design progresses.

How many parking spaces will be available?

A total of 64 parking spaces are provided. This amount was calculated by using the City of San Diego's Municipal Code §142.0527 Affordable Housing Parking Regulations, which generates the required number of parking spaces per number of bedrooms per unit. The number of spaces provided exceeds the required 59 spaces per code.

Will the project be LEED Certified?

Sustainable design and construction practices are a priority for all BRIDGE projects. The development at the Family Court location will pursue the US Green Building Council's LEED® Rating System - Silver Level. The development will include features that minimize energy usage, including LED lighting, the use of occupancy sensors, large windows to provide natural daylight in common areas and residences as well as high efficiency building mechanical systems. Also, low-flow plumbing fixtures will be installed and native drought tolerant plant species will be used for all plantings in an effort to conserve the San Diego water supply.

Frequently Asked Questions

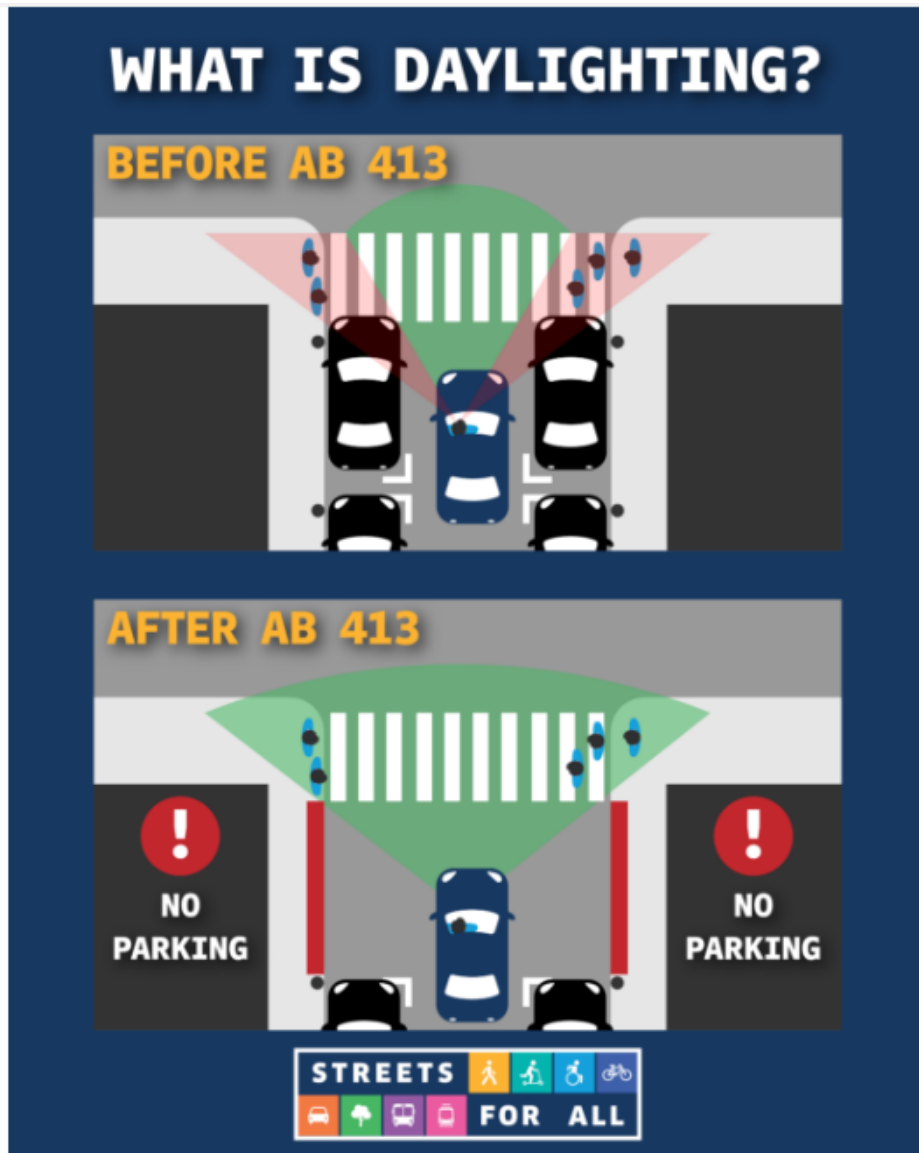
Kindred located at 1501/1555 Sixth Avenue (Former Family Court Site)

September 2020

What is the County's anticipated timeline?

- Developer Selection and Negotiations: October 2018 – February 2020
- Initial Community Outreach: 2021
- Completion of demolition for Family Court structures: November 2020
- Finalization of Design and Development: Summer 2022
- BRIDGE Financing Application Submissions: Ongoing 2021 through 2022
- Financing Confirmation: 2023
- Construction Start: Early 2024

Assemblymember Lee's "Daylighting Bill" to Improve Pedestrian Safety



AB 413 is sponsored by the transportation advocacy organization [Streets For All](#), and would prohibit vehicles from being stopped, left or parked within 20 feet of a marked crosswalk or intersection, a pedestrian safety measure known as "daylighting."

Daylighting makes it easier for people using all modes of transportation to see one another. Without vehicles blocking sight lines near intersections, drivers can more clearly see if a pedestrian is waiting to cross the street and, likewise, pedestrians can better spot approaching vehicles without having to step into the street for a clear view of oncoming traffic.

"Daylighting is a proven way we can make our streets safer for everyone, and 43 other states have already implemented some version of daylighting," said Assemblymember Lee. "By making it easier for motorists, pedestrians, and bicyclists to see each other at intersections, we can take a simple and important step to help us all safely share the road."

California's pedestrian fatality rate is more than 25% higher than the national average, and no state has more pedestrian deaths on its roadways, according to the [California Office of Traffic Safety](#). In 2021, pedestrian deaths in the U.S. reached a four-decade high, with California topping the list with 958, according to a report by the [Governors Highway Safety Association](#). According to the [National Highway Traffic Safety Administration \(NHTSA\)](#), 26% of cyclist fatalities occur at intersections.

Making this adjustment to parking near intersections and crosswalks is a widely accepted pedestrian safety measure, which has been implemented in parts of cities in California, such as [Los Angeles](#), [San Francisco](#), and [Alameda](#), and across the United States, in cities like [Portland, Oregon](#), and [Hoboken, New Jersey](#). The [National Association of City Transportation Officials](#) recommends removing parked or stopped vehicles from within 20-25 feet from an intersection.

"Daylighting is an effective and affordable safety measure that will combat the rising tide of pedestrian deaths in California," said Marc Vukceвич, co-director of state policy for Streets For All, a Los Angeles-based organization advocating for safe, sustainable and equitable transportation. "We need to make real strides to ensure our streets are designed to support and protect our most vulnerable road users, and we're proud to be working with Assemblymember Alex Lee to do just that."

Source: <https://a24.asmdc.org/press-releases/20230202-assemblymember-lee-introduces-daylighting-bill-improve-pedestrian-and>

639 Kettner

Downtown-Discretionary Project:639/Kettner

639 Kettner CDP - DOWNTOWN (Process 2) Coastal Development Permit for the demolition of the 1,149 square-foot building and the construction of six-story, mixed-use building containing one residential dwelling unit and approximately 753 square feet of ground floor commercial space on the 1,159 square-foot site at 639 Kettner Boulevard on the east side of Kettner Boulevard between West G Street and West Harbor Drive in the Marina neighborhood of the Downtown Community Plan area (Council District 3).

Below are the notes from the Pre-Design / Design Review committee:

Project Facts:

The project team was not in attendance and provided answers to the committee's questions over email.

The project aims to remove an existing 1-story commercial building and replace it with a 6-story mixed use building consisting of a ground floor commercial space with a 4-story single family townhouse and roof deck above. Each floor plate is over 1,100 square feet.

Discussion:

The design review committee asked whether multi-family had been considered.

From the architect:

- "The zoning ordinance allows mixed use and requires a commercial component at ground level, we are not requesting any variances, and are not aware that one would be needed for the project as proposed."
- "There are no provisions that I know of that limits multi-family on a 1,000 SF lot; however, per sections 1006.3.3 of the 2022 California Building Code if the building where to be multifamily we would be required 2 exits per floor, so 2 stairways would be required, and they would have to be approximately 25 feet away from each other which would negatively impact the amount of usable square footage at each floor due to the triangular shape of the lot. The Building code does make an exception for R-3 Occupancies (single family) and allows just one to exist as proposed."

The committee recommends the owner and design team consider multi-family and a creative design that could accommodate a second stairwell (perhaps an exterior one could be an option?). Given the state's housing crisis and the project's location adjacent to a trolley stop, it's an excellent opportunity for multi-family infill in a transit-oriented area. This will stem climate change and provide much needed housing to our city.

The committee also suggests that the owner and design team review AB 835 - the [Single Stair Reform Bill](#) and consider asking the city whether the

project could be a test case for this proposed bill.

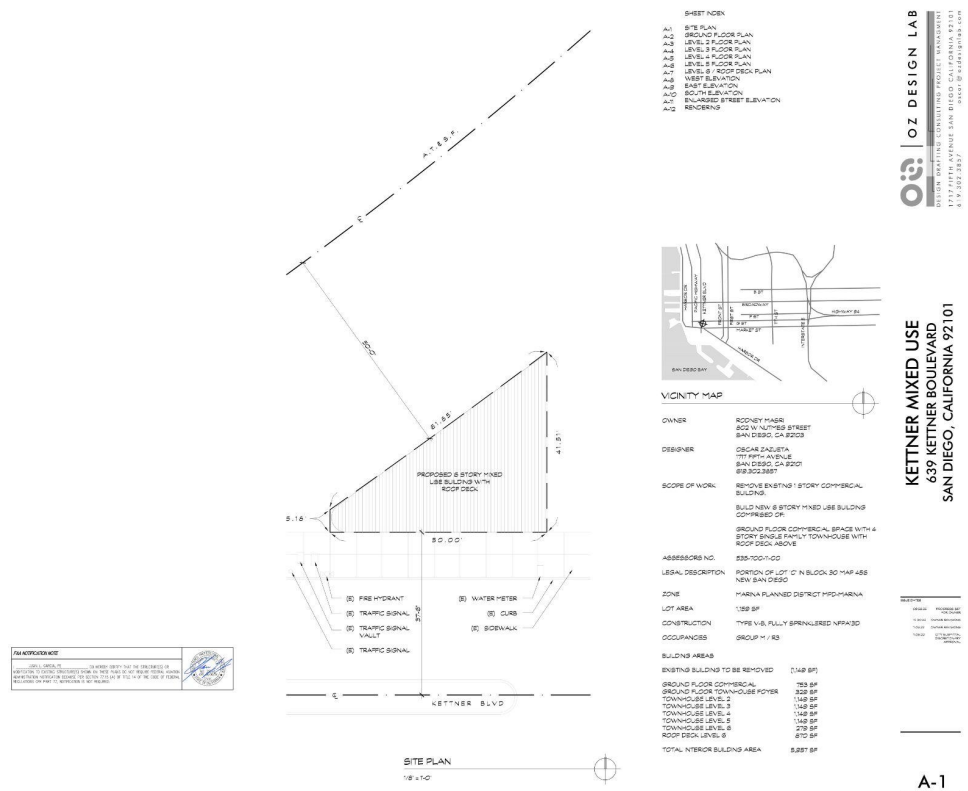
The committee recommends Downtown Planning **SUPPORT** this project **WITH RESERVATIONS**.

High-Resolution Project Plan:

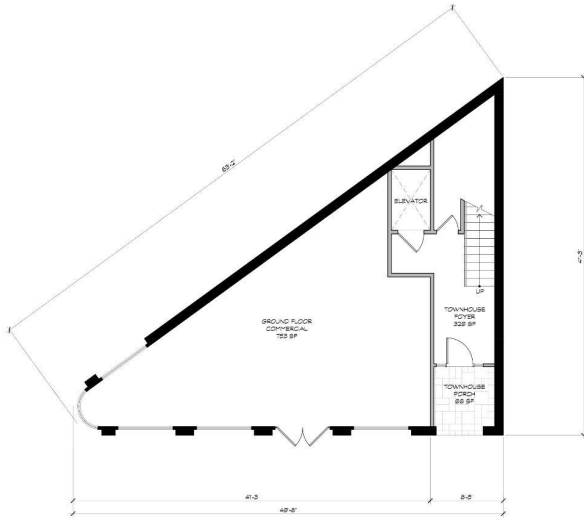
<https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1078254.pdf>

High-Resolution Photo Survey:

[https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20\(COMBINED\)%20PRJ-1078254%20221201195144.pdf](https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20(COMBINED)%20PRJ-1078254%20221201195144.pdf)



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oz DESIGN LAB
OTHER MIXED-USE CONSULTING PROJECTS: WASHINGTON
STATE UNIVERSITY SAN DIEGO CAMPUS
1177 20TH STREET
SAN DIEGO, CALIFORNIA 92161

KETTNER MIXED USE
639 KETTNER BOULEVARD
SAN DIEGO, CALIFORNIA 92101

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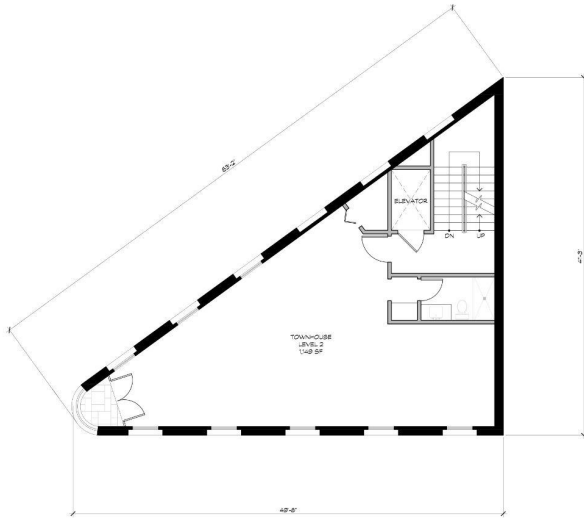
PROPOSED FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



A-2

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KETTNER MIXED USE
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SAN DIEGO, CALIFORNIA 92101

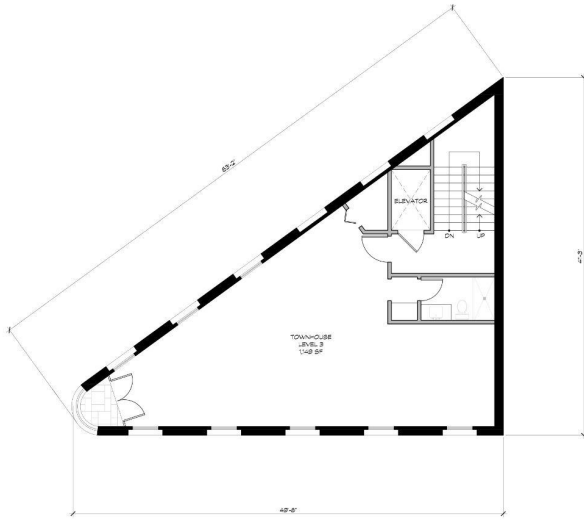
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- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING

PROPOSED SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

A-3

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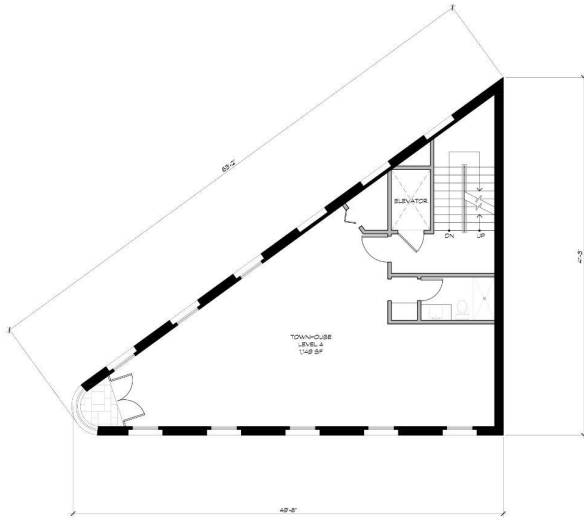
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- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING

PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN
A-4

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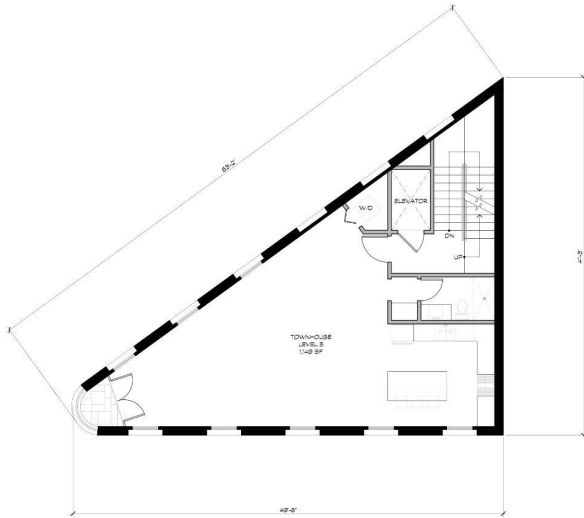
KETTNER MIXED USE
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LEGEND
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- - - - - EXISTING
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- - - - - EXISTING
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- - - - - EXISTING
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- - - - - EXISTING
- - - - - EXISTING
- - - - - EXISTING

PROPOSED FOURTH FLOOR PLAN
A-5

PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

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LEGEND
WALL
DOOR
WINDOW
CLOSET
ELEVATOR
STAIR

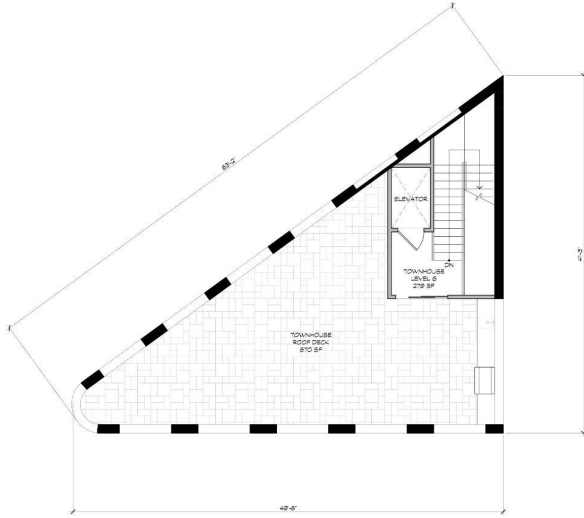
PROPOSED FIFTH FLOOR PLAN

PROPOSED FIFTH FLOOR PLAN
1/4" = 1'-0"



A-6

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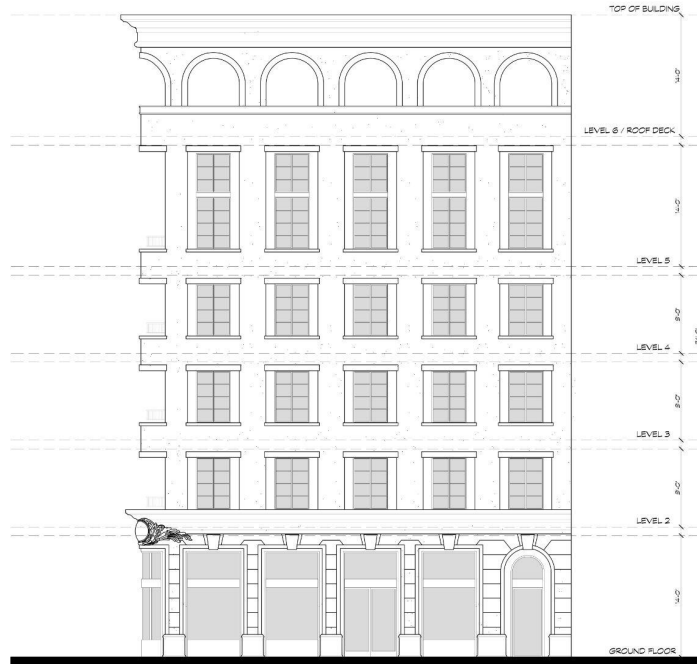
REVISIONS
NO. DATE DESCRIPTION
1 11/11/10 PRELIMINARY
2 11/11/10 PRELIMINARY
3 11/11/10 PRELIMINARY
4 11/11/10 PRELIMINARY
5 11/11/10 PRELIMINARY

ROOF DECK PLAN

ROOF DECK PLAN
1/4" = 1'-0"



A-7



KETTNER ELEVATION

WEST ELEVATION
1/4" = 1'-0"

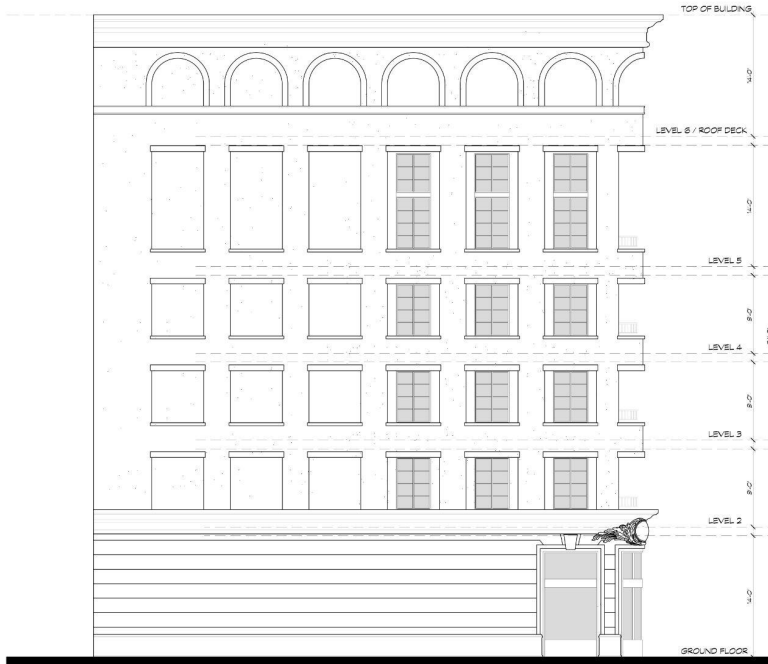
oz DESIGN LAB
ARCHITECTURE
INTERIOR ARCHITECTURE
Landscape Architecture
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TEL: 619.594.0000
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REVISIONS
DATE DESCRIPTION
BY

SOUTH ELEVATION

A-8



TRAIN TRACKS ELEVATION

EAST ELEVATION
1/4" = 1'-0"

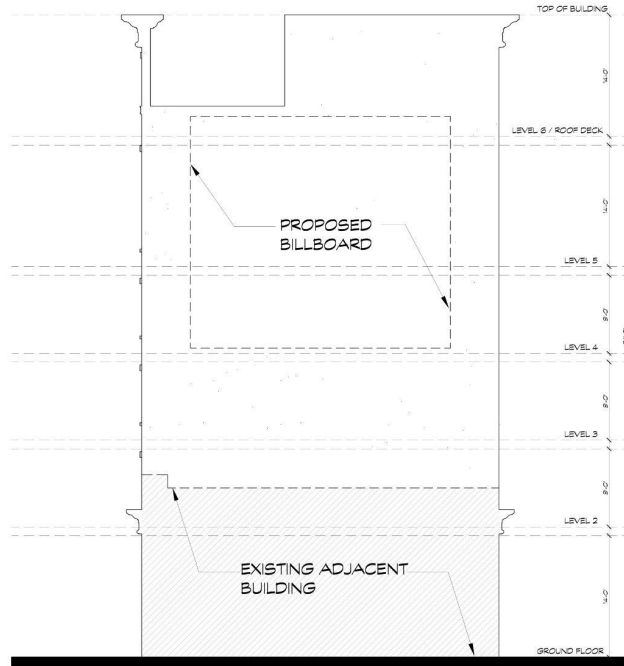
oz DESIGN LAB
DESIGN | ARCHITECTURE | INTERIORS
1111 15TH STREET, SUITE 100
SAN DIEGO, CALIFORNIA 92101
TEL: 619.594.1000
WWW.OZDESIGNLAB.COM

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637 KETTNER BOULEVARD
SAN DIEGO, CALIFORNIA 92101

REVISIONS
NO. DATE DESCRIPTION
1 01/15/2018 INITIAL DESIGN
2 02/01/2018 REVISED ELEVATION
3 02/01/2018 REVISED ELEVATION
4 02/01/2018 REVISED ELEVATION
5 02/01/2018 REVISED ELEVATION

EAST ELEVATION

A-9



SOUTH ELEVATION
1/4" = 1'-0"

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OTHER MIXED USE CONSULTING PROJECTS: WASHINGTON
STATE UNIVERSITY SAN DIEGO CALIFORNIA 92181
415.732.7882
WWW.OZDESIGNLAB.COM

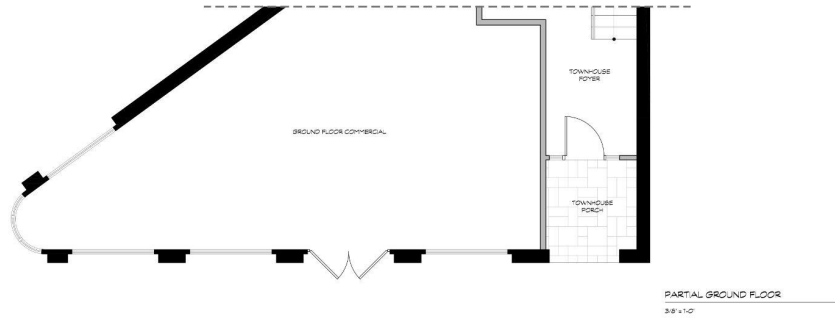
KETTNER MIXED USE
637 KETTNER BOULEVARD
SAN DIEGO, CALIFORNIA 92101

DATE: 10/20/2016
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN

SOUTH ELEVATION

A-10

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 DESIGN, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT
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 SAN DIEGO, CALIFORNIA 92111
 (619) 594-0000

KETTNER MIXED USE
 639 KETTNER BOULEVARD
 SAN DIEGO, CALIFORNIA 92101

DATE: 10/20/2020
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 20-0001

ENLARGED ELEVATION
 A-11



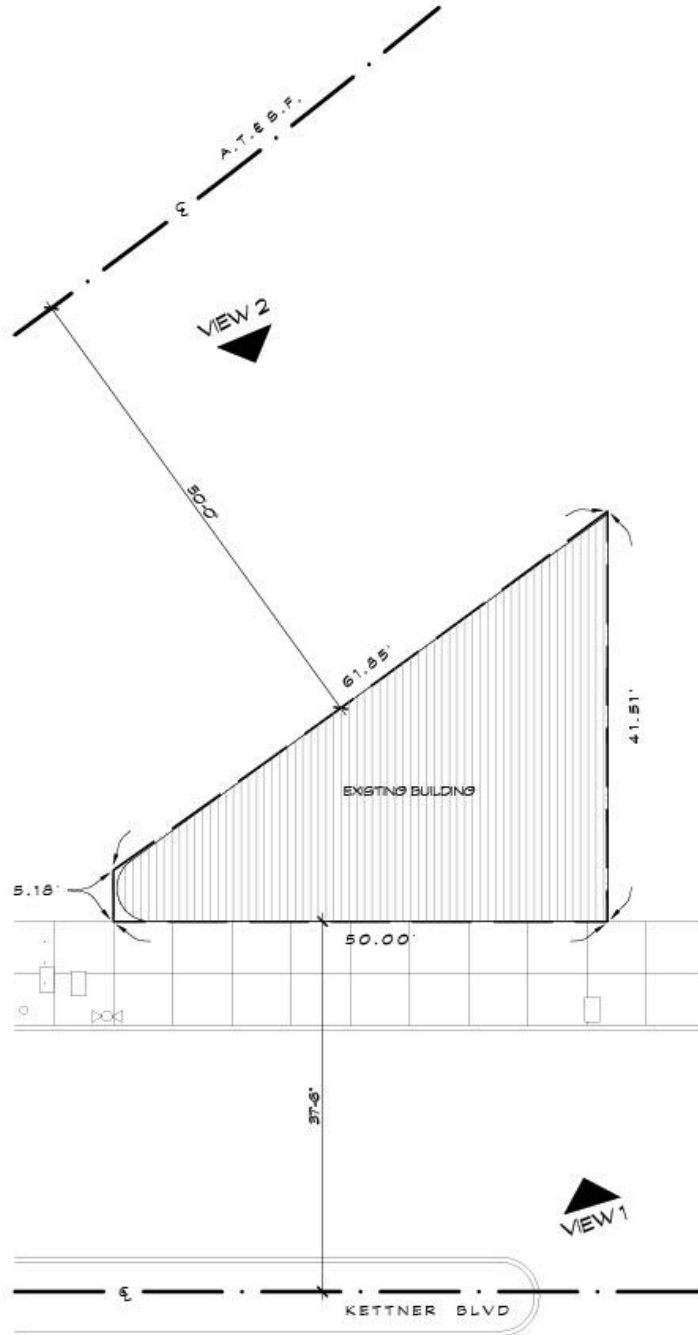
oz | OZ DESIGN LAB
DESIGN | PLANNING | CONSULTING | PROJECT MANAGEMENT
1415 P STREET, SUITE 200 | SAN DIEGO, CALIFORNIA 92101
TEL: 619.594.8800 | WWW.OZDESIGNLAB.COM

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SAN DIEGO, CALIFORNIA 92101

DATE: 10/20/2016
SCALE: 1/8" = 1'-0"
DRAWN BY: J. HARRIS
CHECKED BY: M. HARRIS

STREETSCAPE

A-12





VIEW 1



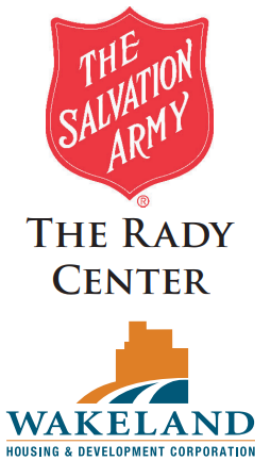
VIEW 2

Projects at Next Design Review Committee

4th & J Hotel (Gaslamp)



Rady Center (East Village)



Architectual Concept Rendering/Subject to Change

Free Summer Lunches at Central Library for Kids

San Diego Public Library

In addition to providing summer lunch for youth, San Diego Public Library aims to bridge the summer learning gap by hosting enrichment programs, provide access to community resources and inform families of opportunities. [Check the online event calendar](#) and select a preferred location to see upcoming events.

Attendees will also have the opportunity to learn about and register for this year's [summer reading program](#).



[San Diego Central Library](#)

330 Park Blvd.
619-236-5800

[College-Rolando Library](#)

6600 Montezuma Rd.
619-533-3902

[Skyline Hills Library](#)

7900 Paradise Valley Rd.
619-527-3485

[Valencia Park/ Malcolm X Library](#)

5148 Market St.
619-527-3405

Draft Priority Capital Improvement Projects

Is there a street or intersection that is unsafe? Reach out to chair@downtownplanningsd.org to let us know.

In no particular order:

- **Center City Traffic Signals-15th Street (B22111)**: This would implement traffic signals on 15th & F in the East Village
 - The East Village BID (East Village Association) identified this dangerous intersection as a priority.
 - East Village residents have voiced concern as well.
 - Intersection details:
 - Cars flying out of the freeway with no stop lights or stop sign.
 - Cars do not yield
 - Wide street to cross
 - Punch Bowl Social and You & Yours drives significant pedestrian traffic through this intersection
 - This planned project is partially funded.

- **Downtown Complete St Impl. Ph. 3A2 (B23046)**: This would install road diets, lane diets, signal modifications, curb ramps, and bike facilities on Hawthorne and Grape streets.
 - Little Italy residents have reached out to us to voice their concern about Hawthorne and Grape streets.
 - Cars go very fast and they do not feel safe crossing these streets, they regularly deal with distracted or irresponsible drivers that endanger them
 - Road diets are proven to slow down traffic and make the street safer for pedestrians.
 - This planned project is partially funded.