



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

**Board of Directors Meeting Agenda**  
**September 20th, 2023, 5:30 PM**  
**12th Floor Committee Room, City Hall, 202 C Street, San Diego, CA, 92101**  
[ZOOM Online Link](#) (view only)  
[Twitter](#) | [Instagram](#) | [TikTok](#)

You can email public comments to [chair@downtownplanningsd.org](mailto:chair@downtownplanningsd.org): please write "PUBLIC COMMENT" in the subject line.

- I. **Call to Order - 5:30 pm**
  - A. Roll Call and [August Minutes](#) Approval pp. 3 - 8
  
- 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. Seaport San Diego Update - Kenneth Moore
  
- IV. **Vacancy Appointments** **Action Item** pp. 9 - 15
  - A. East Village North Business
  - B. East Village South Business
  - C. Horton/Gaslamp & Core Resident
  - D. Two At Large Seats
  
- V. **Permits**
  - A. [Bosa Development Map Waiver for 1169 8th Avenue](#) **Action Item** pp. 16 - 30
  - B. [4 in Kettner Restaurant Neighborhood Use Permit](#) **Action Item** pp. 31 - 37
  
- VI. **Committee Reports - 6:55 pm**
  - A. [Public Spaces - Manny Rodriguez](#)
    - 1. Parks & Rec Letter to Pinnacle on Faultline Park's Maintenance
    - 2. Gallagher Square Noise Lawsuit
    - 3. [Port of San Diego Acquires 1220 Pacific Highway from Navy](#) pp. 38 - 45

B. Communications - Brennan Doyle

1. Website Update
2. Brennan Update

C. Chair's Report - Manny Rodriguez

1. Little Italy Historical Designations
2. Vacancies

**VII. Adjournment**

- A. Next meeting on October 18th, 5:30 PM, City Hall's 12th Floor Committee Room.

## **Draft Board of Directors Meeting Minutes AUG 16, 2023, 5:30 PM**

### **I. Call to Order 5:38 PM**

- A. Roll Call and June Minutes Approval
  - 1. Board members present: Manny (Chair), Chloé (Vice Chair), Bob (Secretary), Brendan, Chris, Edward, Jean Paul, Nancy, Nima, Tyler.
    - a) Quorum established with 10/14 members present.
    - b) Board members absent: Aldo, Emmett, Greg, Terry
  - 2. JUL minutes unanimously provisionally approved subject to board member review of written minutes as verbalized in meeting. Approval with three abstentions due to absence from JUL meeting: Edward, Nima, Tyler

### **II. Non-Agenda Public Comment**

- A. Janet Rodgers re SANDAG proposed Airport elevated track people mover. Concerned expressed re elevated blight, funding, duplicative to MTS tracks/service. Board members Chloé, Manny spoke in response highlighting experience in other cities including Miami, 4-minute frequency alleviating traveler scheduling concerns, efficient, non-operator service.

### **III. Community Reports**

- A. Representatives from Elected Officials and Agencies:
  - 1. DSDP Andi, Government Affairs –
    - a) Comic con attracted 130,000 pop culture visitors. Trash and signage disposed of in a day.
    - b) Highlighted urban Division C Street renovation plans
  - 2. DSD Urban Div – John Lewis
    - a) SEP 2023 Gr. Opening of Children’s Park
    - b) Urban Division website updated with Parks
    - c) Cameras for public viewing of EVG progress on website
    - d) Responded to board member question promising Gaslamp CPO update
  - 3. Mayor’s Office Kohta report to be attached to minutes
  - 3. Councilmember Whitburn’s Office
    - a) Emily highlighted return from recess on 9/6 with Rules Comm Mtg
    - b) SDPD is enforcing Unsafe Camping Ordinance in Parks which have city signage posted. Board referred to Get It Done as the best opportunity to report concerns.
    - c) other signage pending city action.
    - d) Manny highlighted ongoing Faultline Park maintenance with city
    - e) Member referred to Mayor report re safe sleeping site population
  - 4. Assemblymember Boerner’s Office (Rep Margaret Doyle)
    - a) Highlights: Oceanography/Bluff Collapse bill in process, SB411 in process re zoom / virtual meetings, voluntary tax contribution State Tax form updated
    - b) New ASSY District Office Grand Opening Solana Beach 9.30.23

5. Senator Atkins' Office no rep
6. Supervisor Vargas' Office no rep

#### IV. Committee Report

- A PreDesign/Design Review Committee Recommendation 4<sup>th</sup> & J Housing
- Chloé provided an overview and shared committee approval recommendation with adjustments.
  - Noted design revision recommendations consistent with Gaslamp Quarter Victorian character
  - Member questioned concern with GASLAMP CPO height restrictions
  - DRG (Gary Smith) noted DRG board approval due to enclosed trash room, Paseo compliant walkable 5<sup>th</sup> Ave, ADA option provided, Appearance is like Gaslamp, one concern is noise with Ballroom Retractable doors.
  - Union Rep recommended approval based on jobs
  - Public compared favorably with Developer's Pendry project
  - Developer Robert Green reviewed the project and commented in response to public questions re retail/restaurants confirming there would be a "curated" approach to select retail and food that would attract tourists.
  - Board Motion/2<sup>nd</sup> Chris/Chloé – unanimous approval
    - "To approve the 4th & J Hotel with the addition of Victorian design elements in the exterior facade consistent with the character of the Gaslamp District and the Gaslamp Design Guidelines." **Action Item**
- B. Communications Committee not present.
- Manny briefed the status of the web site. There was unanimous member approval of recovering an active web site with historical and relevant action details.
  - Public comment requested that mobile views be provided with the DCPC site.
  - Manny committed to move forward with recommendation to restore the website.

#### V. Capital Improvement Projects (CIP) DCPC Recommendations

- Extensive discussion for Member CIP priorities including F & 15<sup>th</sup> traffic light, Ash Street traffic calming, G & 3<sup>rd</sup> mini park improvements, Greenways, Gaslamp Promenade, Crosswalks, DSDP recommendations.
- DRG (Gary Smith) provided insights re prior CIP approvals, highlighted that project recommendations result in city planning, CIP projects move on priority list when anticipated projects are delayed.
- Motion/2<sup>nd</sup> Nima/JP for priority (spreadsheet) CIP list **Action Item**
  - Unanimous approval. Spreadsheet to be attached to minutes.

VII. Adjournment 7:30. Next Mtg: SEP 20th, 5:30PM, City Hall 12th Floor Committee Room

## August 2023 Board Meeting Emailed Comments

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### Alex Graff



**Alex Graff**  
to me ▾

Aug 16, 2023, 4:01PM ☆ ↶ ⋮

Hello, my name is Alex Graff. I am a resident of Hillcrest, but I would be a regular and excited user of a rail connection to San Diego Airport. I am writing to express support for SANDAG's Automated People Mover (APM) proposal. In my mind, there are only two differences between the APM as proposed and our traditional MTS Trolley: 1) It is driverless, and 2) It is entirely grade separated--a necessary condition for making it driverless.

The fact that it is driverless contributes to making the airport connector the most reliable, robust system possible--we would not have to worry about driver shortages messing up our travel plans to the airport and a fully-automated system can run headways far, far shorter than the Trolley currently runs even at peak ridership. Take Montreal's new REM rail project as an example. It runs 90 second headways, versus the Trolley's minimum 7.5 minute headways. Imagine barely needing to wait more than a minute for your train to take you to the front door of the airport!

If you're a fan of those headways, then elevated rail is our only choice for grade separation. Tunneling would cripple the project in both cost and timeline and it would likely never get done--which is why Montreal cancelled a portion of the REM project when public pressure advocated for tunneling instead of elevated rail. Simply put, this project will not get done in our lifetimes without elevated viaducts.

The APM is the right solution for an airport connector to be completed as soon as feasibly possible. It would also provide the best headways and be resistant to staffing shortages. SANDAG should simply call it a "driverless Trolley" and paint it the iconic shade of red, because it would be hardly different than our current system that we're so used to.

### Chloé Lauer



**Chloé Lauer**  
to me ▾

Wed, Aug 16, 1:20PM ☆ ↶ ⋮

Hi Chair Rodriguez,



I saw the SANDAG presentation and want to voice my support for the Automated People Mover option for connecting the airport with downtown. Being able to move more people faster and with frequencies so great you barely notice any wait time would be an enormous win for our region and would position us to remain America's Finest City into the future, meet our Climate Action Plan goals for shift in mode share, and make connecting to the airport more convenient for tourists and locals alike.

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**Chloé Lauer**

Urban Planning Consultant  
San Diego | San Francisco | California  
[chloelauer.com](http://chloelauer.com)

Alex Wong

 **Alex Haowen Wong**   
to me ▾ Wed, Aug 16, 12:01PM ☆ ↶ ⋮

To the Chair of the Downtown Community Planning Council:

If possible, please include the below as a comment for tonight's meeting.

Thank you!

With Downtown San Diego (DTSD's) exceptional proximity to the airport, San Diego is exceptionally well-suited for airport transit.

I urge the Council to support the highest-frequency concept to connect the airport with Downtown San Diego (DTSD). With long, unpredictable wait times at airport security and check-in, the last thing airport-bound DTSD residents and visitors need is more waiting. So instead of waiting up to 15 minutes for an airport-bound Trolley, they'll take rideshare, especially if they're traveling on the company dime, worsening congestion in the process.

That's why I support SANDAG's [South Route Aerial Option](#) automated people mover (APM), which will provide a one-seat ride between Downtown and the airport while boasting [2 minute](#) frequencies vs. every [15 minutes](#) for the airport Trolley concept.

The South Route Aerial Option would run elevated through Downtown, but would not cut off Downtown from the waterfront like a freeway would. The APM's visual impacts would be minimal compared to a freeway. Rail viaducts like the Mid-Coast Trolley over Genesee have widths of under 40 feet, compared to the I-5 at over 160 feet. The APM would further reduce visual impact by running on third rail rather than on overhead catenary as with the Trolley. The noise of one electric, rubber-tired train passing by every minute would be minimal compared to 8 freeway lanes each carrying hundreds of vehicles per minute. And unlike a freeway, passengers would walk to and from the APM, thus bringing foot traffic to Downtown businesses.

Most importantly, building the APM elevated would deliver an airport rail link to Downtown as fast as possible, due to elevated construction being simpler and cheaper than tunneling. The aerial APM would cost only [\\$1.579 Billion](#) vs. [\\$3.121 Billion](#) for a tunneled APM. And while building an airport Trolley branch would result in [suspension/reduction](#) of Downtown-bound Amtrak, Coaster, and Trolley service, APM construction would not, as it would be physically separate from the Trolley.

Sincerely,  
Alex Wong

## Kohta Zaiser

**Zaiser, Kohta**  
to me ▾ Aug 16, 2023, 5:02PM ☆ ↶ ⋮

Hey Manny,

I'm not going to be at DCPC tonight. All I have is a brief update on HAP 2.0, please see below. I'll be getting the latest data on 20<sup>th</sup> and B this week, as well as progress on O Lot. I can send a follow up report later in the week when I receive that info.

As always, please encourage folks to reach out directly with any questions, comments, and concerns. Have a great evening.

**New Shelter for Families Open**

- The City's [new shelter for families](#) at a former motel in Barrio Logan opened this week to families who had been staying at Golden Hall.
- Each family now has a private room. In total, there are 42 rooms, each able to house up to four people, for a total capacity of 168.
- Families at the new shelter also receives a full slate of supportive services, including assistance in securing permanent housing. The goal at all our City-run shelters is to offer wraparound services that help people get further on their path to finding permanent homes.
- This shelter is operated by Alpha Project, under a contract administered by the Housing Commission.

**HAP 2.0**

On August 3, the Planning Commission voted to advance the Mayor's package of reforms and bifurcated SB 10 so that a working group can take more time to study SB10.

- Fight for environmental justice in communities of concern
- Address college student home insecurity
- Encourages the creation of Single Room Occupancy (SRO) homes
- Prevent displacement and preserve existing affordable homes, which complements the recently approved Tenant Protection Ordinance
- Implement AB2097, giving builders the flexibility to build the parking spaces they need
- Encourage the construction of ADUs for seniors and people with disabilities
- Provide public agencies like school districts and the San Diego Housing Commission greater flexibility in developing homes on publicly owned land
- Incentivize the conversion of empty strip malls and parking lots into homes.
- Build middle-income family housing in places with good schools and job availability

**Next steps: Land Use & Housing Committee (Sept 21)**

## **DOWNTOWN CAPITAL IMPROVEMENT PROJECT (CIP) & DEVELOPMENT IMPACT FEES (DIF) PRIORITIES FOR FY25**

Honorable Councilmember Whitburn,

As we strive to make our streets safer for all and achieve our Vision Zero goals, the Downtown Community Planning Council would like to elevate its top three CIPs and DIF expenditure priorities for Fiscal Year 25 (FY25) that we believe will help us get there:

- 1. CIP B22111: Traffic Signals at 15th & F, 15th & Broadway, and 15th & Market**
  - a. This CIP, currently in the design phase, is only partially funded. We urge that it be funded in its entirety.
  - b. 15th & F intersection is by far the most dangerous intersection out of all three.
    - i. Cars are speeding out of the freeway and never stop for pedestrians.
    - ii. The East Village business improvement district also voted to designate the 15th & F intersection as dangerous and in need of improvement.
  
- 2. Ash Street Traffic Calming (Proposed CIP): Install traffic calming measures on Ash street between 3rd Avenue and 9th Avenue.**
  - a. Traffic calming can involve:
    - i. Adjusting the traffic signals to slow down cars with consistent red lights.
    - ii. Installing pedestrian “pop-outs” at intersections.
    - iii. Road Diets:
      1. Adding parking spaces to curbs where parking is not present.
      2. Repurposing a lane to add bicycle facilities.
  - b. The Cortez Hill community has paid for studies by Rick Engineering and Circulate San Diego on this item (view attached),
  - c. We urge that the City accepts this CIP to make Ash Street a safe street to cross.
  
- 3. 5th Avenue Promenade Phase II:**
  - a. Closing 5th Avenue to car traffic has been wildly successful in creating a more vibrant Gaslamp Quarter. Residents, businesses, and visitors alike thrive when pedestrian safety & comfort is maximized.
  - b. We request that the City make this a permanent and beautiful promenade by funding Phase II.

These are our top three priorities. Please read below for the rest of our priorities:

- First Avenue Traffic Calming (Proposed CIP, study attached).

- Saint Joseph's Park Design (Proposed CIP):
  - This is a full-block park as described in the Downtown Community Plan.
  - The Cortez Hill community is deserving of a dignified and sizable park.
  - Let us get a step closer to making a reality by funding its design.
  
- Downtown Complete Streets (CIPs underway)
  - Priority: Downtown Complete St Impl. Ph. 3A2 (CIP B22111)
  
- Flashing Yield Lights Near School Zones (Proposed CIP)
  
- Traffic Calming (Proposed CIPs)
  - On C and B Streets
  - On E and F Streets
  - On 10th and 11th Streets
  
- Crosswalks on Every Intersection (Proposed CIPs)
  - Priority Crosswalks:
    - C & 15th
    - 13th & J
    - 14th & J
    - 15th & J
  
- Enhancements to G Street Mini Park (Proposed DIF Expenditure)
  
- Downtown E and 14th Street Greenways (CIPs underway)

The Downtown Community Planning Council looks forward to continued collaboration with your office to plan a vibrant Downtown for all.

We hope to see our priority projects included in your budget memo for FY25.

Thank you for your consideration,



Manny Rodriguez  
Executive Chairperson  
Downtown Community Planning Council



## Vacancy Applicants

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East Village North Business Seat Candidate

**Full name:**

Michael Joseph Villarina

**Downtown residence or business:**

Architects Local (740 13th St Ste 504)

**Relevant background:**

Architecture & Urban Planning and former business owner. I also have previously worked for the San Francisco Board of Supervisors under Supervisor Katy Tang 2014/2015



**Motivation for joining:**

I am a Downtown resident with an architecture and urban planning background with previous experience and passion for civic community participation.

**Main priorities / issues for Downtown:**

Sanitation and the impacts of the homelessness within the downtown area and its effects on the various businesses throughout the city. Even in the busiest locations; long standing businesses are challenged with maintaining safety and returning customers/clients. This impact echoes throughout the city to quieter/ slower areas with less foot traffic which can lead to a continued shuttering of storefronts that will foster more loitering.

**Do you commit to attending our in-person meetings on the 3rd Wednesday evening of every month at City Hall? (4 absences are allowed per year)**

Yes

**Are you able to serve on a subcommittee? (subcommittees may involve an additional monthly meeting)**

Yes

East Village South Business Seat Candidate

**Full name:**

Vanessa Randolph-Wilcox

**Downtown business:**

GTC Design Studio located at 1205 J St.

**Relevant background:**

I've attended school and have worked in East Village for over 3 years. I currently am a Design Associate at GTC Design, with a Bachelor's degree in Interior Design and a Master's degree in Architecture. I've actively participated in sustainable housing competitions and had the opportunity to present innovative ideas to the Governor's Office of Planning and Research for the adaptive reuse of parking structures into affordable housing. Over the past nine years, I've explored various aspects of the built environment, providing me with a well-rounded perspective on urban development and design.



**Motivation for joining**

I am motivated to join the committee board due to my passion for Downtown's development. My academic journey, especially my thesis work, has centered around the concept of spatial boundaries and their capacity to enhance social interactions in both public and private spheres. I firmly believe that active participation can pave the way for healthier lived experiences and contribute significantly to the betterment of our Downtown community.

**Main priorities/issues for Downtown:**

Priorities for Downtown include fostering a pedestrian-friendly and safe environment, finding ways to enhance social interactions, and integrating Placemaking initiatives that create a strong sense of community identity and engagement.

**Do you commit to attending our in-person meetings on the 3rd Wednesday evening of every month at City Hall? (4 absences are allowed per year)**

I'm committed to attending in-person meetings on the 3rd Wednesday evening of every month at City Hall with 4 absences granted per year.

**Are you able to serve on a subcommittee? (subcommittees may involve an additional monthly meeting)**

I'm absolutely able and available to serve on a subcommittee and hope to.

Horton/Gaslamp & Core Resident Candidate

**Full name:**

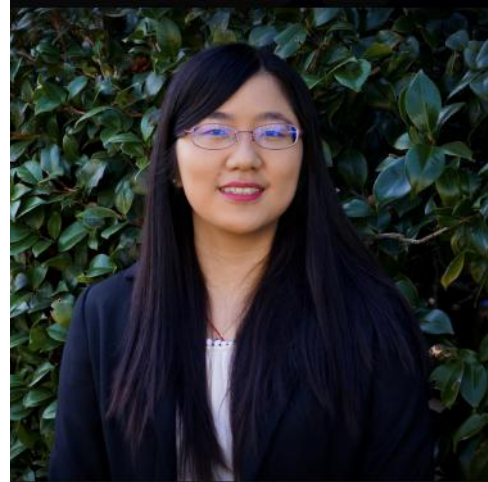
Yichao Gu (she/her)

**Downtown residence:**

777 6th Ave

**Relevant background:**

I have a Civil Engineering background and have been working in the past seven years with local governments (majority of the local jurisdictions and SANDAG) on climate action planning, greenhouse gas analysis, and long range planning. I am also pursuing a legal education and interned at city attorney's office and local non-profits, so I am familiar with municipal issues and stakeholder engagement process.



**Motivation for joining:**

I have been living in downtown for 5 years and have seen the ups and downs, especially during the pandemic. It was sad to see many of my favorite local businesses left, but I'm also happy to see new businesses and faces popping up. I would like to help making downtown a more vibrant place for live and work.

**Main priorities / issues for Downtown:**

Support local small businesses, create more walkable neighborhoods and blocks

**Do you commit to attending our in-person meetings on the 3rd Wednesday evening of every month at City Hall? (4 absences are allowed per year):**

Yes

**Are you able to serve on a subcommittee? (subcommittees may involve an additional monthly meeting):**

Maybe, depends on meeting time.

At Large Seat Candidate

**Full name:**

Moriah Saldaña

**Downtown residence:**

100 Park Plz, San Diego, CA 92101, Park 12. I rent.

**Relevant background:**

I have been with the City for five years on the City's Climate Action & Equity Team within the Sustainability & Mobility Department. Through this position, I have experience with planning for a focus on reducing greenhouse gas emissions, while also considering how to make it enjoyable and equitable to live in the City of San Diego. I am knowledgeable in how commissions work, how the City operates, and the best practices for meeting the City's ambitious climate action goals.



**Motivation for joining:**

I am leaving the City government this month, so I would love the opportunity to continue putting my specific knowledge and passion for city planning to use in my own community.

**Main priorities / issues for Downtown:**

Keeping downtown safe and accessible for pedestrian traffic, increasing our bicycle facilities and keeping bicyclists safe, and looking to see how we can be inclusive of all of downtown's residents when making decisions, especially our most vulnerable residents.

**Do you commit to attending our in-person meetings on the 3rd Wednesday evening of every month at City Hall? (4 absences are allowed per year):**

Yes I can commit.

**Are you able to serve on a subcommittee? (subcommittees may involve an additional monthly meeting):**

I think so - I am starting a new position in October so I would like time to see how the balance goes before committing. I can definitely commit to one evening a month though

At Large Seat Candidate

**Full name:**

Gabrielle Werve

**Downtown residence:**

1080 8th Ave. (Diega)

**Relevant background:**

I have extensive experience in community engagement, project management, and marketing. Through my former employment at a non-profit dedicated to driving traffic to downtown businesses, I successfully organized and executed multiple downtown events, ensuring they resonated with the values of the community and delivered enriching experiences for families, while concurrently boosting local businesses. Furthermore, as a member of the marketing committee, I played an instrumental role in crafting effective messaging strategies and spearheading community outreach initiatives. Since then, I've gone on to work with countless small and enterprise businesses on their marketing efforts as a digital communications and program manager.



**Motivation for joining:**

My motivation for joining the council stems from a deep-seated passion for accessible/affordable housing and creating walkable cities that foster vibrant community connections. I am a staunch advocate for urban planning that emphasizes the needs and aspirations of the community, and I believe that well-designed urban spaces can be a catalyst for holistic community development. Furthermore, having worked closely with local businesses, I recognize their essential role in enriching our urban fabric. Joining the council will provide me with an opportunity to champion initiatives that support small businesses and drive forward my vision of dynamic, interconnected, and thriving urban centers.

**Main priorities / issues for Downtown:**

Increased housing. Improved walkability/safety. Supporting local businesses (building out better commercial corridors and community centers)

**Do you commit to attending our in-person meetings on the 3rd Wednesday evening of every month at City Hall? (4 absences are allowed per year)**

Yes

**Are you able to serve on a subcommittee? (subcommittees may involve an additional monthly meeting)**

Yes

At Large Seat Candidate

**Full Name:** Joshua George

**Downtown Residence:**

527 10th Ave. (I also own a business at 751 4th Ave.)

**Relevant Background:**

I have owned and operated a business in San Diego for the past 5 years and I have lived downtown (first in Cortez Hill and now in East Village) for the entirety of that time. I have seen San Diego ebb and flow through covid and now crawling out of it. And while I don't have any experience sitting on a board like this before, I have a history of helping organizations and communities grow through my years as a professional marathoner. I was part of many groups seeking to organize and grow the sport of wheelchair racing while navigating economic and social hurdles.

**Motivation for Joining:**

I have lived in this community for long enough now that I would like to begin doing my part in giving back to it. I feel I may have a unique viewpoint as a resident, business owner, and wheelchair user in this community. I am excited by the potential to learn more about this city and hopefully I can offer a little value in return.

**Main Priorities/Issues for downtown:**

One of the biggest things that I have noticed downtown are the multitude of dead zones where storefronts remain vacant and foot traffic remains scarce. Some blocks thrive, while the blocks immediately adjacent are stagnant. I feel like there is an immense amount of untapped potential for downtown to become even more beautiful as new opportunities for new businesses to take over vacant spaces and new ideas for how to reinvent certain city blocks come to fruition.

I absolutely commit to Wednesday meetings and will not miss more than three. As far as subcommittees, those will honestly be a little difficult for me at this period of time, however I am more than willing to create the space for it if I could be of use.

At Large Candidate

**Full name:**

Mary Soriano

**Downtown residence:**

The Legend

**Relevant background:**

My experience on multiple boards involving community input on local real estate projects residential and commercial developments. My professional experience are in Private Commercial Real Estate Acquisitions, Runner for development permits throughout San Diego, Property Management, Commercial Leasing for small business startups.

I am currently active on the following boards VP of The Legend HOA, Secretary EVRG , La Jolla Town Council Trustee and Joint Committee La Jolla Community Planning Association, Secretary Asian Pacific American Coalition. I have attended multiple DCPC meetings and provided input. Also, I assisted in co-chairing the last DCPC elections with Manny. The short notice of elections did provide some challenges but we worked together and learned where improvements can be made.

**Motivation for joining:**

I believe DCPC has the ability to be a voice of neighborhoods and enrichment of multi-cultures, not just the economic benefits from development projects that create jobs or income stream into the city. To share my experience of community and work cohesive with City Council on the public's input/feedback on infrastructure of downtown's skyline, public transportation, economic growth, parks, and green initiatives. I envision the vibrancy of blue and green initiatives, innovation and upscale developments that are being invested along the waterfront of downtown to have the same enthusiasm and support for other areas of downtown.

I suggest to increase attendance, DCPC to have special meetups at/or near the project sites with residents of the neighborhood.

**Main priorities / issues for Downtown:**

Increase the rating of walkability safety and beautification/cleanliness in downtown. AB1532 Office to Housing Conversion Act. As office leases expire and hybrid remote work is a norm. AB 1401 eliminates parking requirements for developments half a mile walk to public transit. How do we handle this transition while San Diego is still working on improving public transportation infrastructure? EV charging stations & Solar panels for new buildings (maybe require new developments to implement both in the plans. With the increase on the electric initiative it will take a toll on our grid causing blackouts, therefore solar panels and solar storage should be discussed). Federal land reform for housing, as an option dealing with population density.

**Do you commit to attending our in-person meetings on the 3rd Wednesday evening of every month at City Hall? (4 absences are allowed per year)**

Yes

**Are you able to serve on a subcommittee? (subcommittees may involve an additional monthly meeting)**

Yes



## Bosa Development's Tentative Map Waiver (PRJ-1077833)

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An application has been filed with the City of San Diego for a (Process 3) Tentative Map Waiver for the creation of 389 residential condominiums and 6 commercial condominiums for a 40-story mixed-use development ("Project") on a single parcel at 1169 8th Avenue in the East Village neighborhood of the Downtown Community Plan area (Council District 3).

The following pages contain images of the project. For high-resolution images please use the links below:

**High Resolution Map Waiver Exhibit:**

[https://apps.sandiego.gov/directories/development-services/docs/Map%20Waiver%20Exhibit%20PRJ-1077833%20\(9\).pdf](https://apps.sandiego.gov/directories/development-services/docs/Map%20Waiver%20Exhibit%20PRJ-1077833%20(9).pdf)

**High Resolution Photographic Survey:**

[https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20PRJ-1077833%20221128144249%20\(1\).pdf](https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20PRJ-1077833%20221128144249%20(1).pdf)

**High Resolution Photographic Survey Key Map:**

<https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20Key%20Map%20PRJ-1077833.pdf>

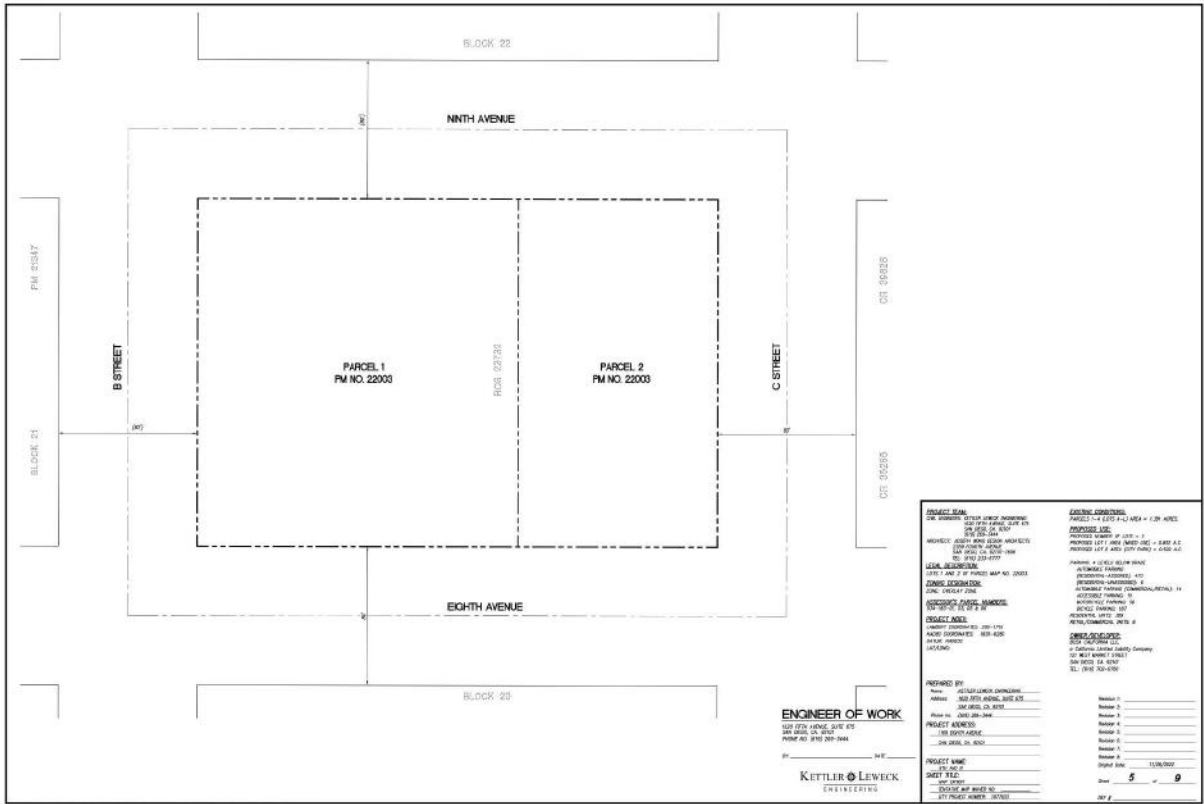




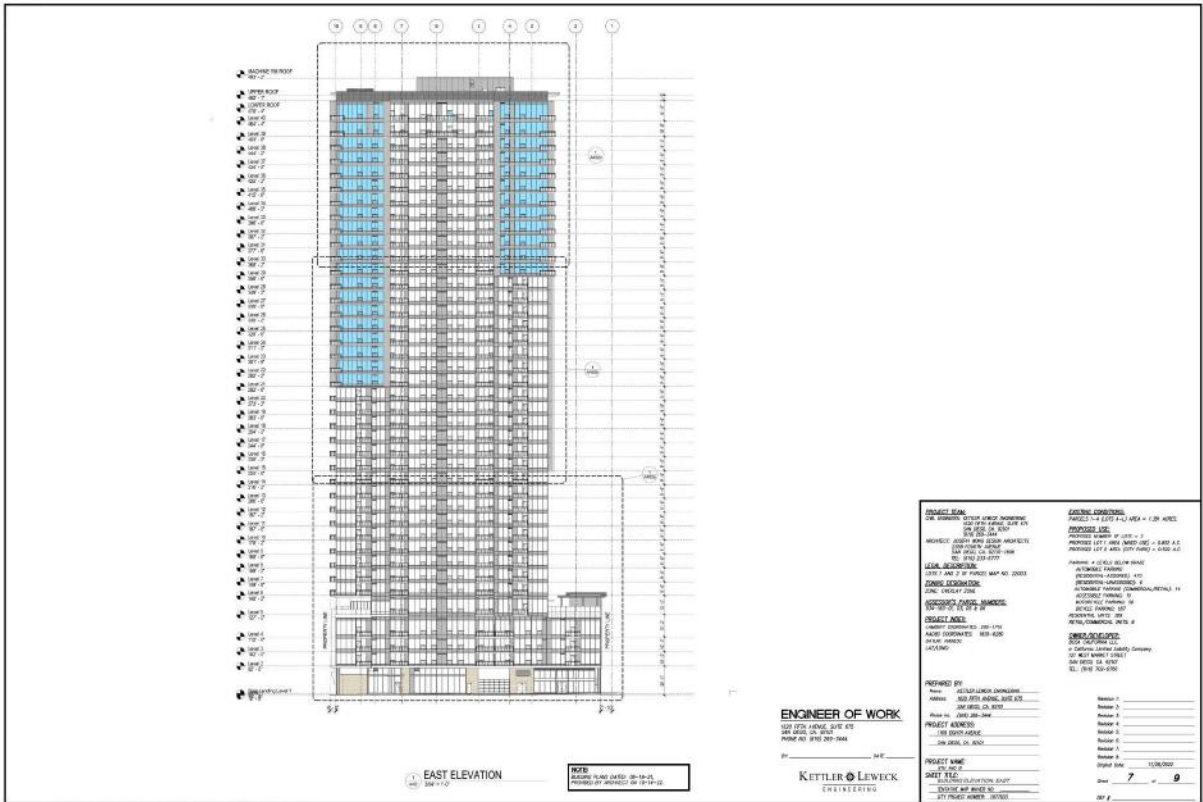


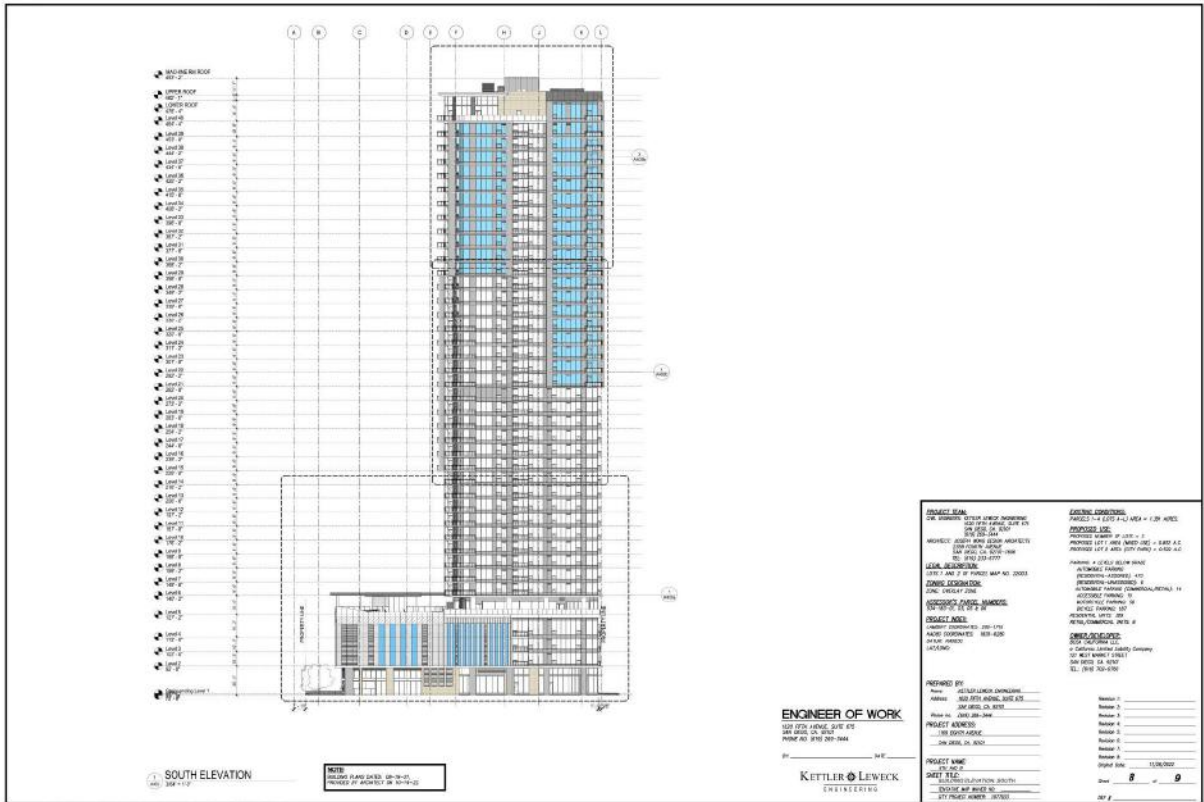




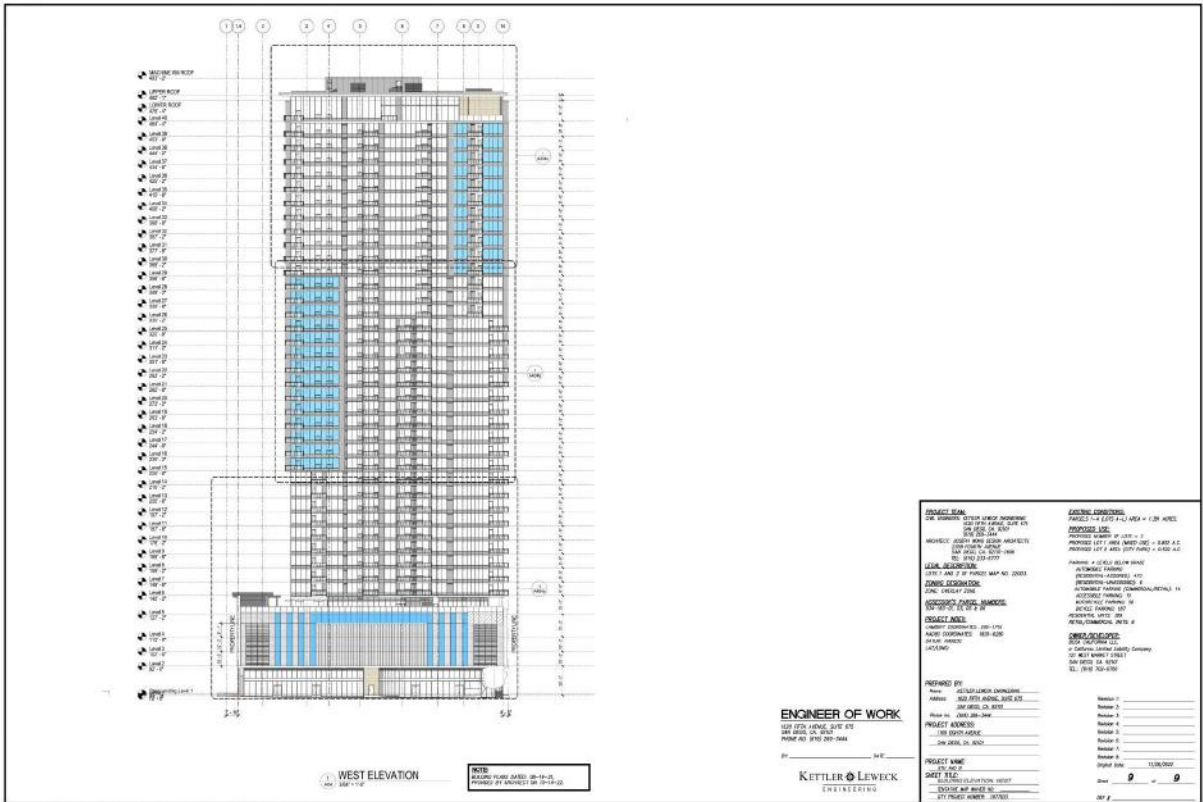


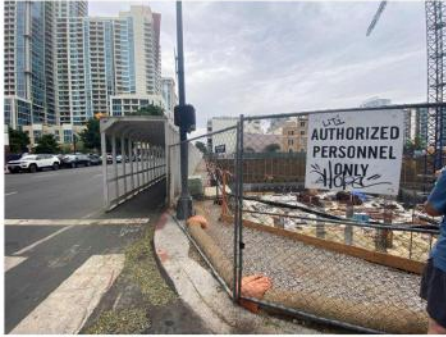












**PHOTO 1**



**PHOTO 2**



**PHOTO 3**

**KETTLER LEWECK**  
ENGINEERING  
1620 FIFTH AVENUE, SUITE 675  
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**PHOTO 4**



**PHOTO 5**



**PHOTO 6**

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**PHOTO 7**



**PHOTO 8**

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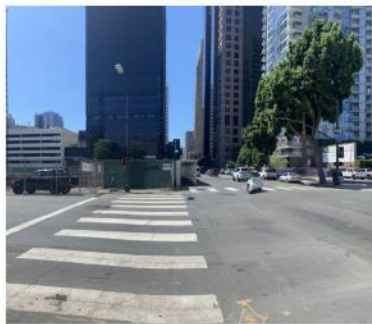
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**PHOTO 9**



**PHOTO 10**



**PHOTO 11**

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## 4 in Kettner Neighborhood Use Permit (PRJ-1095451)

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DOWNTOWN (Process 2) Neighborhood Use Permit for a 2,446 square-foot outdoor use area for the proposed restaurant at the approximately 5,000 square-foot site at 2215 Kettner Boulevard on the east side of Kettner Boulevard between Ivy Street and Juniper Street in the Little Italy neighborhood of the Downtown Community Plan area (Council District 3).

The following pages contain images of the project. For high-resolution images please use the links below:

**High Resolution Project Plan:**

[https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1095451%20\(1\).pdf](https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1095451%20(1).pdf)

**High Resolution Photographic Survey:**

<https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20PRJ-1095451%20230626141123.pdf>





 <p>3 STREET ELEVATION LOOKING SOUTH-EAST</p>	<p>AMENDMENT TO (E) NUP 2012-14 FOR TENANT IMPROVEMENTS AT: <b>4 in KETTNER - RESTAURANT</b> 2215 KETTNER BLVD, SAN DIEGO, CA 92101</p>  <p>1 FRONT ELEVATION (WEST)</p>
 <p>4 STREET ELEVATION LOOKING NORTH</p>	 <p>2 STREET ELEVATION LOOKING SOUTH</p>

**BAKER [B] [a]**  
architecture

PROJECT # 23020

AMENDMENT TO (E) NUP 2012-14  
FOR TENANT IMPROVEMENTS AT:  
**4 in KETTNER - RESTAURANT**  
2215 KETTNER BLVD, SAN DIEGO, CA 92101

DATE: 05/11/23

**G1**



5 EXISTING PATIO LOOKING WEST

6 EAST ELEVATION OF BUILDING



7 EXISTING PATIO LOOKING SOUTH



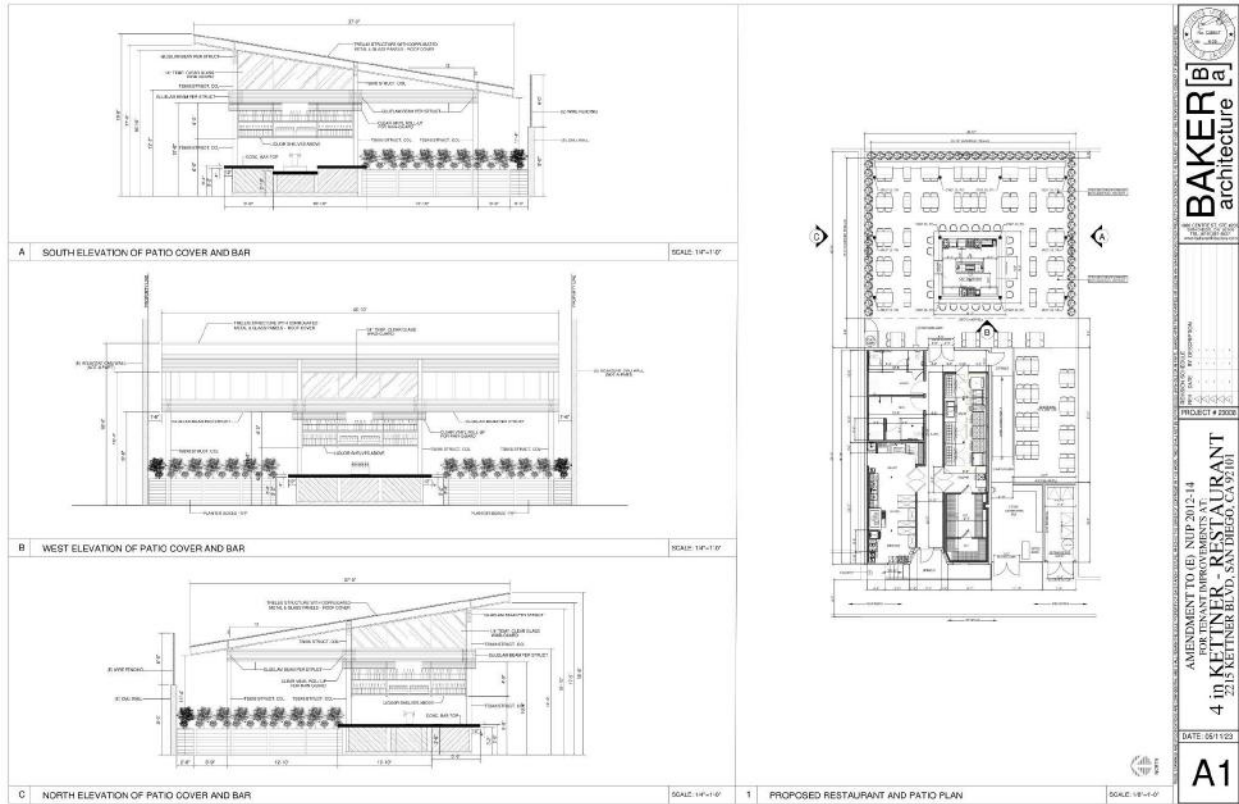
8 AERIAL VIEW OF PATIO LOOKING EAST

  
**BAKER [B] a**  
architecture

AMENDMENT TO (E) NUP 2012-14  
FOR TENANT IMPROVEMENTS AT  
**4 in KETTNER - RESTAURANT**  
2315 KETTNER BLVD., SAN DIEGO, CA 92101

DATE: 05/11/23

**G2**



AMENDMENT TO (E) CUP / NUP 2012-14  
FOR TENANT IMPROVEMENTS AT:  
**4 in KETTNER - RESTAURANT**  
2215 KETTNER BLVD, SAN DIEGO, CA 92101



① FRONT BUILDING (WEST)



② STREET VIEW (NORTH)



③ STREET VIEW (NORTHWEST)



④ STREET VIEW (SOUTH)

AMENDMENT TO (E) CUP / NUP 2012-14  
FOR TENANT IMPROVEMENTS AT:  
**4 in KETTNER - RESTAURANT**  
2215 KETTNER BLVD, SAN DIEGO, CA 92101



⑤ (E) OUTDOOR PATIO - EAST SIDE



⑥ (E) OUTDOOR PATIO - NORTHEAST SIDE



⑦ (E) OUTDOOR PATIO - NORTHEAST SIDE

## Port of San Diego Acquires 1220 Pacific Highway from Navy

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### Navy to exit long-held property opposite San Diego Bay, paving way for redevelopment



Sandwiched between the Wyndham San Diego Bayfront hotel and the Lane Field hotels, the low-rise buildings at 1220 Pacific Highway are the property of the United States Navy. The Navy has agreed to terminate its 100-year lease with the Port of San Diego for the 3.4-acre property. (K.C. Alfred/The San Diego Union-Tribune)

Port of San Diego Commissioners voted in favor of the transaction, starting the clock on a process that should see the Navy's leasehold formally terminated before the end of the year. The Navy will then have up to four years to vacate the property

9/13/23, 11:24 AM Navy to exit long-held property opposite San Diego Bay, paving way for redevelopment - The San Diego Union-Tribune  
BY JENNIFER VAN GROVE  
SEPT. 12, 2023 5:59 PM PT

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The United States Navy will give up its 3.4-acre property at 1220 Pacific Highway, voluntarily ending its 100-year lease of real estate opposite San Diego's cruise ship terminal decades ahead of schedule. In exchange, the Navy will receive \$5.75 million in products and services from the Port of San Diego.

Tuesday, Port of San Diego Commissioners voted unanimously in favor of the transaction, starting the clock on a process that should see the Navy's leasehold formally terminated before the end of the year. The Navy will then have up to four years to vacate the property and return the land to the port, which is already eyeing the long-sought-after site for redevelopment with hotel rooms and public amenities.

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"In real estate, the most important factor is always location and 1220 Pacific Highway is one of the best locations in our region, adjacent to the North Embarcadero, San Diego's front porch," James Hammel, the port's real estate department manager, told commissioners during a staff presentation on the proposed deal. "The acquisition of this site unlocks new public access, recreational and commercial development opportunities in a prime area of the San Diego Bay waterfront."

Sandwiched between the Wyndham San Diego Bayfront hotel and the Lane Field hotels, 1220 Pacific Highway is home to dated, one- and two-story, low-rise buildings that the Navy uses for general administrative space.

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The federal government has occupied the bayfront property since 1949, when it entered into a 100-year, rent-free lease agreement with the city of San Diego. In return, the Navy gave the city of San Diego a fee-simple title to 405 acres of federal land, as well as perpetual easements across Navy properties, a spokesperson for the Navy said.



The waterfront Navy site at 1220 Pacific Highway is home to approximately 93,000 square feet of general office space spread across a collection of dated, one- and two-story buildings. (K.C. Alfred/The San Diego Union-Tribune)

The 1220 Pacific Highway lease agreement was later inherited by the San Diego Unified Port District when it was formed by the state in 1962. Since the mid-1980s, the port has sought through various efforts, including a failed legal challenge related to the validity of the lease, to take back the property.

Although redevelopment plans have shifted over the years, the reasoning behind the port's desire to get the land back remains the same. The agency views the property as



9/13/23, 11:24 AM

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essential to completing its broader plan for the North Embarcadero region, a high-trafficked area traversing the bay from West Laurel Street to the USS Midway Museum.

“We’re just so happy that we got to a (deal) that meets our requirements, as well as meets your plans to redevelop that area for the local San Diego community,” Capt. Laurie Scott, the commanding officer of Naval Facilities Engineering Systems Command Southwest, told commissioners.

Under the deal, the Navy’s lease will automatically terminate after a 60-day due diligence period that starts on Oct. 13, when the agreement is executed. The Navy will then have short-term use of the site under a Tidelands Use and Occupancy permit,

9/13/23, 11:24 AM

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which has an initial term of two years, but can be extended for two, one-year terms.

The port is responsible for demolition costs and environmental remediation expenses. The agency must also fund and construct future Navy projects up to \$5.75 million in value, although funds have yet to be budgeted. The federal government has up to two years after vacating 1220 Pacific Highway to identify projects or services.

Port commissioners applauded the deal, acknowledging the decades of effort it took to come to an agreement.

“We’ve been trying to do this for a long, long time. It is the right deal,” said Commissioner Dan Malcolm. “We’ll find the money to get it done.”

Malcolm also thanked San Diego Port President and CEO Joe Stuyvesant, who was placed on paid administrative leave in July. Stuyvesant joined the agency at the beginning of 2021 after decades with the Navy, serving in top military and civilian posts. His predecessor Randa Coniglio was brought back from retirement to serve as acting port president during Stuyvesant’s absence. Coniglio also had a hand in both previous talks and more recent negotiations with the Navy, Malcolm said.

With a deal cemented, the port is already looking ahead toward redevelopment of the prime, waterfront real estate. Port staff and commissioners played up the prospect of creating more public amenities, referencing the intended expansion of Lane Field Park and the extension of B Street to the water.

At the same time, the Port Master Plan Update, which is expected to go before the board for approval later this year, also makes room for 750 additional hotel rooms in the North Embarcadero area between Ash Street and Broadway.

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Janet Rogers with the Embarcadero Coalition pressed commissioners to prioritize parks over profit.

“Termination of the Navy lease at 1220 Pacific Highway is a great opportunity to return public land to public use,” Rogers said. “You’re not a for-profit entity. You are required to have a variety of development. Block after block of hotels does not satisfy that requirement.”

Board Chair Rafael Castellanos framed the transaction as an opportunity to complete the transformation of an important San Diego destination.

“When the cruise ships arrive, that’s the first thing they see is this North Embarcadero (area). This site is literally in the heart of that front porch,” Castellanos said. “We now are putting in one of the last pieces of creating a canvas for us to continue to do what we’re trying to do, which is what? To create balance. To have wonderful new public space and parks ... and more recreation opportunities, more public access opportunities, more opportunities to yes, generate revenue.

“We don’t collect any of your taxes. Would you like us to? I don’t think so.”

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The Navy's property at 1220 Pacific Highway abuts a dual-branded Marriott complex that includes SpringHill Suites San Diego Downtown/Bayfront and Residence Inn San Diego Downtown/Bayfront. (K.C. Alfred/The San Diego Union-Tribune)

LPP Lane Field, LLC, which is comprised of Portman Holdings, Hensel Phelps Development and Lankford & Associates, will soon submit a development proposal for 1220 Pacific Highway. The development team is the entity behind the adjacent Lane Field hotels, the Marriott SpringHill Suites-Residence Inn and InterContinental San Diego at Broadway and Pacific Highway. The group has a 90-day window to submit a proposal after the Navy's lease termination agreement is executed thanks to a 2014 First Right to Negotiate Agreement with the port.

“Given our investment and interest in the area, having developed the Lane Field hotels and park, we've been tracking this very closely for years. And we're thrilled that we have this unique opportunity to continue collaborating with the port in the transformation of the North Embarcadero,” Alexander Guyott, development manager with Hensel Phelps,

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told the Union-Tribune. “We’re very early in programming, but I think (the project) will likely include a mixed-use concept with hotel rooms, retail and restaurant venues, and public amenity spaces.”

Port Commissioners voted 6-0 to adopt the ordinance authorizing the lease termination agreement with the Navy. Commissioner Frank Urtasun was absent.



Jennifer Van Grove