



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Board of Directors Meeting Minutes

April 17, 2024, 5:30 PM

12th Floor Committee Room, City Hall, 202 C Street, San Diego, CA, 92101

I. Call to Order 5:39 pm

- A. Roll Call completed.
- B. In attendance (11): Rodriguez, Bargmann (joined following Item IV.), Link, Barr, Eddy, Helmer, Hewitt, E. Schwarz, J.P. Schwarz, Villarina, Werve.
Absent (5) George, Gu, Lauer, Saldana, Winslow

II. Consent Agenda:

Motion to approve. Villarina 1st, JP 2nd. Approved 8-0-3 (present Newly seated members Barr, Hewitt, E.Schwartz marked as abstentions).

III. Non-Agenda Public Comment None

IV. April 2023 – April 2024 Annual Report

- A. Hewitt recommended adding increasing Developer commitments. None other
- B. Werve motioned approval, JP 2nd. Unanimous 10-0-0 approval

V. Annual Selection of DCPC Chair, Vice Chair, Secretary Positions

- A. Chair called for nominations of 2024-25 Chair. Link nominated Rodriguez, JP 2nd. Competing nominations requested. None received. Call for a hand vote. Unanimously elected
- B. Newly elected Chair (Rodriguez) called for nominations of 2024-25 V.Chair. Rodriguez nominated Bargmann, Werve 2nd. Competing nominations requested. None received. Call for a hand vote. Unanimously elected
- C. Rodriguez called for nominations of 2024-25 Secretary. Rodriguez nominated Link, JP 2nd. Competing nominations requested. None received. Call for a hand vote. Unanimously elected

VI. Community Reports (Representatives from Elected Officials and Agencies)

- A. Emily Bonner (Councilmember Whitburn)
 - 1. Confirmed schedule for CD3 S Whitburn LUH Meeting on Thursday

2. Identified budget clarification meetings on May 1st and 8th
 3. Identified May 23rd as council meeting to review budget changes
- B. William Rodriguez-Kennedy (Rep. Scott Peters)
1. MTS budget supplement provided (Stations)
 2. IBWC budget tripled to \$156M re Tijuana pollution
 3. \$39M approved for shelter services
 4. Joint Services including Veteran Resources returned
 5. Re member questions – still working on a \$300M pollution objective and anticipates resolution. Also confirmed that rail Quiet Zone has been reinstated
- C. Robson Winter (Asm, Boerner)
1. In process AB2666 re excess profits above prior year approved ROI
 2. AB2683 Public Advocate on rate increases
 3. AB 1999 re Electricity Rates
 4. IRT member question NEM 3 changes – Committed to look for upcoming meetings and report
 5. Re AB1999 committed to clarify “Default” vice “Mandatory” attention
- D. Clayton Fowler (Downtown San Diego Partnership)
1. Next Clean & Safe walk about 4/23 at 1143 6th. Community encouraged to attend
 2. Clean & Safe received 2281 requests to assist. 64% resolved in 1 hour, 81% resolved by Safety Ambassador
 3. Unsheltered downtown at 809, down 29% since FEB, DOWN 53% since 2023. No record of numbers outside downtown
 4. 123 individuals have been connected with housing in the month.
 5. Events – Earth Day 4/27 1130-1430 C Street between 4th and 5th.
 6. Invitation to join Vintage Golf Tournament, Coronado, 6/21/2024
 7. IRT member concerns K & 6th, Broadway & 17th – reply recommended report on Clean & Safe App
- E. None Other

VII. Discretionary Approvals

- A. Horton Plaza Signage Plan (presenter Graphic Solutions)
1. Objective is retail at ground level, High Tech upper floors
 2. Sign program recommended to establish purpose and consistency
 3. Discretionary approval required for variances

- a. Variants: monument signs, occupant identification
 - b. Bldg 100 – above 65' (2), projecting signs, in Public ROW
 - c. Bldg 200 – above 65', Directory sign on 1st Ave
 - d. Bldg 400, 500 – above 65'
 - e. Bldg 600 – above 65' and Projection signs
4. Public comment. Gary Smith (as private citizen). Concern G & 1st projection sign is less than 57' from Renaissance condos.
 5. Member question (Bargmann) – what are limitations on projecting signs. Reply – “not intended to be intense, not flashing, would respond to neighborhood nuisance complaints”.
 6. Member question (Eddy) “sign goes with architecture, projecting signage is per code over sidewalk”. “Developers will not be garrish. Could be more than one sign based on size of tenant (sf)”
 7. Member share question (Link, Werve, JP Schwartz) “development would respond to intensity concerns, cumulative impact”
 8. Motion to approve Placement and Type/ Intensity Link 1st, Eddy 2nd. Passed 10-1. Hewitt opposed.
- B. 444 W. Beech Street Sewer Vacation (presenter Kimley Horn)
1. Purpose is to maintain Operating Easement, owner confirmed there are no active lines
 2. IRT member(Bargmann) question re why give property to developer? Reply – there is no benefit to the city. All existing bldgs have sewer laterals to public sewer, vacation is superfluous.
 3. IRT MEMBER (Eddy) future high rise would study capacities
 5. Rodriguez motioned approval, Link 2nd. Passed 10-1. Bargmann no.
- C. Omni Hotel Exterior Patio (6th & L) Omni presentation re Patio Extension & Lobby Bar
1. Adds SF to prior Restaurant space intended for events, public, guests
 2. Events 4-10 pm Sunday-Thu, 11pm weekends
 3. Potentially open for brunch
 4. Ethos and Inspiration as Padres focus, amenity project, resident focused, visual people watch tie to GASLAMP, soften the corner.
 5. Public Gary Smith, DRG – notes compliance with GASLAMP ordinances, adequacy of sidewalk space remaining
 6. Member (Eddy). Project is remote to GASLAMP, and requested whether access to skybridge would be restricted. Reply – access to skybridge depends on guest count, case by case
 7. Member (Bargmann). What wall perimeter. Reply – to stop unintentional guest access only to two bars. Discretionary approval

required re addition of space only Would fully comply with liquor license and hours

8. Rodriguez motioned approval, JP Schwartz 2nd. Passed (11-0)

D. 1624 Columbia Addition architect Wendal Wright

1. Addition of 3rd floor. Restricted access 3rd to 2nd floor. Window façade.
2. 1992 prior construction. 2 residential apts Vice restaurant and storage, provides emergency egress, keeps driveway, no need for changes in landscaping, gates. No access to rooftop except maintenance, no sound projection intended
3. Public concern, Gary Smith, DRG - concern with lack of DWGS. DCPC Chair reply – copy righted design planning directed to not release. Commented that LUA reviewed and was “happy with it”
4. Member concern (Eddy). Eliminated stairs on North. Reply “not required for load”, mechanical equipment not exposed”
5. Member concern (Hewitt) response – updates and site plans to be submitted to the city”. Member - would like to postpone to next month
6. Voted to approve conditional on updated plans reflecting what was stated today. Bargmann 1st motion. Hewitt no. Eddy no.

E. Creative Crosswalks. DSDP CLAYTON, JOEL, ERNESTO

1. Recognized as BID District, creating outdoors, downtown
2. Feb 20 City Engineer, World Design Capital focus
3. Material is thermoplastic, 5 year biodegradable
4. Public Gary Smith, DRG. Looks neat, causes drivers to slow down, concerned with plastic biodegradable but recognized the same as others downtown. Recognized that Cortez CHARG approved.
5. Member concern (Eddy) is there reserve to maintain, clean up reply maintained by Clean & Safe.
6. Member concern (Hewitt) requested clarification of the approval process. Reply – DCPC feedback required prior to consideration by Development Svcs.
7. EDDY Motion for approval, Villarin 2nd. Passed unanimously 11-0.

VIII. Land Development Code (LDC) Update

- A. Member recommendation (Bargmann) – concern with steel and glass boxes. Encourages FAR bonuses for street level detail
- B. Member concern (Rodriguez) – GASLAMP Bldg should conform to Victorian style 4-5 stories. Member discussion (Eddy) - Victorian not encouraged so as to differentiate from contributing historical resources.

- C. Member (Hewitt) – C & Park – make it more pedestrian friendly. JP Schwartz confirmed C Street was discussed at BID.

IX. Subcommittee Reports

A. Downtown Community Plan Update –Rodriguez

- 1. Original above and proposed below. Both unanimously approved.

3.1 Structure and Land Use Core 3-7 Pg. 39	This classification is primarily intended to encourage, support, and enhance the Core as a high-intensity office and employment center. Areas with this designation include Civic/Core and most of Columbia. The Community Plan supports the Core's role as a center of regional importance and as a primary hub for business, communications, office, and hotels, with fewer restrictions on building bulk and tower separation than in other districts. The Core accommodates mixed-use (office combined with hotel, residential, and other uses) projects as important components of the area's vitality. Retail, cultural, educational, civic and governmental, and entertainment uses are also permitted. All development is required to be pedestrian-oriented.
	This classification is primarily intended to encourage, support, and enhance the Core as a high-intensity office and employment center with residential opportunities. Areas with this designation include Civic/Core and most of Columbia. The Community Plan supports the Core's role as a center of regional importance and as a primary hub for business, communications, office, and hotels, with fewer restrictions on building bulk and tower separation than in other districts. The Core accommodates mixed-use (office combined with hotel, residential, and other uses) projects as important components of the area's vitality. Retail, cultural, educational, civic and governmental, green or open leisure space, and entertainment uses are also encouraged. All development is required to be pedestrian-oriented, which limits vehicle clutter and parking, reduces vehicle speed and throughput, and increases the space devoted to outside leisure, walking, and sidewalk-level commerce.
3.5 Neighborhoods and Centers Gaslamp Quarter/Horton Plaza 3-33 Pg. 68	This area experienced the first successful wave of downtown redevelopment, and will experience the fewest changes under this Community Plan. It contains the Horton Plaza shopping center and the historic Gaslamp Quarter mixed-use entertainment district, protected by its designation on the National Register of Historic Places. In addition, the Federal Building lies in Gaslamp/Horton.
	This area experienced the first wave of downtown redevelopment in the 1980s and continues to grow and change today as the business, tourism, and residential mixes of the neighborhood have evolved. It contains the historic Horton Plaza shopping center, now reimagined as a mixed-use retail, life sciences, and residential center, and the historic Gaslamp Quarter mixed-use entertainment district, protected by its designation on the National Register of Historic Places. In addition, the Federal Building lies in Gaslamp/Horton.

B. Public Spaces

1. Balboa Park Committee Report –Eddy

- a. BOTANICAL Bldg to be complete 2024, min Environments in surrounding gardens to remain in process
- b. Noted recognition of WDC cross border recognition in Europe
- c. New Rose Garden Pergola is being installed.
- d. Member concern (JP Schwartz) who approved event traffic.
Reply – committee does not provide police or traffic control.

2. Downtown Parking Management Group Report – Rodriguez

- a. DCPC Chair confirmed that DCPC seat has been secured
- b. Committee voted 5-4 confirmed not to fund FRED.
- c. The City Council will have final say.
- d. PUBLIC Gary Smith recommended consider \$2 fare as in PB

X. Pulled Items from Consent Agenda (none)

XI. Remainder Non-Agenda Public Comments

- A. Mark Stephens expressed concern with unavailability of plan details, inability to review site plans, action (lack of plans) is ridiculous.

XII. Adjournment –8:29 pm