



Downtown Community Planning Council San Diego

*Planning a Vibrant Downtown for All*

**Downtown Community Planning Council (DCPC) Meeting Agenda**

**July 17, 2024, 5:30 PM**

**City Hall 12th Floor Committee Room**

**202 C Street, San Diego, CA, 92101**

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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 & Roll Call**

**II. Consent Agenda**

**Action Item**

- A. [May Minutes Approval](#) pp. 3 - 10
- B. [Administrative Policies Update](#) p. 11
- C. [Approval of 1011 Union Sign Plan](#) p. 12
- D. [Modifications to Two Subcommittees](#) p. 13
- E. [Airport Noise Advisory Committee Announcement](#) p. 14
- F. [Upcoming Items](#) p. 15

**III. Non-Agenda Public Comment**

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

**IV. Community Reports**

- A. Representatives from Elected Officials and Agencies

**V. Discretionary Approvals**

**Action Item**

- A. [Margaritaville Live Entertainment](#) p. 16

**VI. Subcommittee Reports**

- A. [Public Spaces - Gary Hewitt](#)
  - 1. Balboa Park Committee report - Chris Eddy
  - 2. Downtown Parking Management Group report - Manny Rodriguez
    - a. [Letter to improve administration and transparency](#) **Action Item** p. 17
- B. [Chair Items - Manny Rodriguez](#)
  - 1. Community Planners Committee - Bob Link

2. [Reconnecting Communities Notice of Funding Opportunity](#)

p. 18

**VII. Items Pulled from the Consent Agenda**

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

**VIII. Remainder Non-Agenda Public Comments**

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

**IX. Adjournment**

*Next meeting on August 24th, 2024, 5:30 PM, at City Hall's 12th Floor Committee Room.*

## May Minutes Approval

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**PROPOSED ACTION:** Approve the meeting minutes for the May 15, 2024, meeting of the Downtown Community Planning Council.

Minutes on pages 4 -10 of the agenda packet.

**Board of Directors Meeting Minutes**  
**May 15, 2024, 5:30 PM**  
**12th Floor Committee Room, City Hall, 202 C Street, San Diego, CA, 92101**

**I. Roll Call**

- A. Present: Barr, George, Gu, Helmer, Hewitt, Lauer, Elizabeth Schwarz, Werve, Winslow (left 6:30 PM), Eddy (late), JP Schwarz (late), Bargmann(late)
- B. Absent: Link, Villarina

**II. Consent Agenda**

- 1. Bob Link, Secretary, requested we pull the minutes and annual report from the Consent agenda and discuss at the end.
- 2. Manny announces that in addition to the vacancies on the agenda, an At Large vacancy has become available due to Moriah Saldaña stepping down.
- 3. Gary requests that the letter of support for SB 1098 be pulled from the consent agenda.
- 4. Werve motioned; Winslow seconded to approve Consent Agenda without the items that were pulled.
  - a. Passes unanimously

**III. Public Comment**

- 1. Megan Stuart - public comment on pulling marijuana seed program in the City of San Diego

**IV. Community Reports**

- A. Representatives from Elected Officials and Agencies
  - 1. Mayor (shared electronically):
    - a) Public Safety: Chief of Police Appointee
      - (1) City Council unanimously approved Mayor Gloria's nominee, Assistant Chief Scott Wahl as the next Chief of Police for the San Diego Police Department. Assistant Chief Wahl will be replacing our current Chief of Police, David Nisleit who will be retiring in June after over 30 years of service to the City of San Diego.
      - (2) Fire Chief
        - (a) We are currently in the interview process for our next Fire Chief. Our current Chief, Colin Stowell, will be retiring in August.
      - (3) Budget
        - (a) Protecting Our Progress. Mayor Gloria announced his May Revise earlier this week on Tuesday May

14th. This will be heard at the Budget Review Committee on Thursday, May 16th at 2:00pm.

(4) Homelessness.

(a) Kettner and Vine. Mayor Gloria announced our plans to pursue a new 1,000 congregate bed shelter located at Kettner and Vine. This site is a nearly 65,000 square foot vacant commercial building. This will be the City's largest full-service shelter. Like all shelters, it would provide on-site security, meals, housing navigation and case management services. Improvements would include adding showers, additional restrooms, commercial kitchen, laundry facilities and dining/recreation areas. The building improvements and shelter operations will be funded through a combination of local, state and federal funds along with significant contributions from generous local donors. Homelessness is our City's biggest challenge and it requires big solutions like this one.

2. Emily Bonner (Whitburn D3):
  - a) Added a meeting to discuss budget modification requests on June 7th.
  - b) Perhaps will adopt a budget on June 11th.
  - c) District 3 is hosting a town hall forum May 23rd 6-7 pm - input on which streets in the district you'd like to see have lower speed limits - email Emily.
3. Robson Winter (Asm. Tasha Boerner)
  - a) They will update us on which bills make it to the Assembly Floor.
  - b) AB 1999 - question about net energy metering.
  - c) Since last month, moved to the rules committee.
  - d) Come back in a different form and no longer have any mention of metering.
  - e) SB 1098 - Boerner is a co-author on the bill to support the LOSSAN rail corridor.
4. Clayton Fowler (Downtown San Diego Partnership)
  - a) Revitalization of the Civic Center will be overseen by DSDP, funded by Prebys Foundation.
  - b) Next walkabout will be meeting at Rikka Fika May 31st at 9 am. Focus on the Bay to Park Paseo.
  - c) Clean & Safe Update - 84% handled by their own team with many addressed within one hour.

- d) Grow Urban - 18 trees in East Village and 4 in Marina, adding to the over 400 trees planted downtown since the start of the program.
  - e) 841 unsheltered individuals - 4% increase since last month; 57% decrease since a year ago.
- B. 17th & Commercial 100% Affordable Housing Project - postponed
- C. Pedicab Noise Ordinance
- 1. Terrence Sullivan presents a proposed ordinance.
  - 2. Hewitt suggested that it's more about enforcing the existing rules rather than adding another law and further restrictions. He'd like to see a comprehensive effort and enforcement of existing rules.
  - 3. JP Schwarz - the most important part is enforcement. Are there additional resources to support enforcement of keeping sidewalks and bike lanes clear, preventing price gouging, and keeping noise at a minimum?
  - 4. Chris Eddy says he appreciates the proposed new ordinance and supports elimination of amplified music.
  - 5. Greg Helmer says the neighborhood he represents strongly supports the new ordinance.
  - 6. Manny motions for letter of support for proposed ordinance; Greg seconded.
    - a) Passes unanimously

## V. Discretionary Approvals

- A. Horton Plaza Lot Consolidation
- 1. Kimley Horn and Stockdale Capital explain the project.
  - 2. Chris Eddy - asked about air space. Response - for Condos, they define specific limits so multiple tenants can be stacked with ownership defined in three dimensions.
  - 3. Greg Helmer - asking about the purpose of the lot consolidation. The purpose for it will be added to the final version. He thinks it's a great idea to consolidate. Pointing out its a tentative map that is incomplete. We are being told we want to both consolidate and then further subdivide by condominium map into X number of parcels. The way we see it is not what they are asking the city to review.
  - 4. Chris Eddy - is there more to what's in city review than what we are seeing here? If there is more detail, it would be great for us to look at all the details.
  - 5. Presenter - there are 10 existing lots which are related to the department stores that are no longer here today.
  - 6. Gary Hewitt - suggests putting the final map on the consent calendar rather than voting on it today.

7. Presenter - tentative map complete in September. Final one will be another 9 months. FYI - the condos proposed are commercial, not residential (although they could be in the future).
8. Greg Helmer motions this body is in favor of consolidation of 10 lots into a single parcel as presented. Jean Paul seconded.
  - a) Passed unanimously

B. 1011 Union Sign Plan

1. Chloé Lauer made a motion to elevate it to the Design Review Subcommittee. Manny second.
  - a) Passed 12-1 with Greg against (believes issue could have been decided at the board level).

**VI. Subcommittee Reports**

A. New Assignments

1. Subcommittee Assignments
  - a) Design Review - stays as is
  - b) Owners, Developers, and Entrepreneurs - Joshua George joining.
  - c) Communications - stays as is
  - d) Public Spaces - Gary Hewitt joining Public Spaces as Chair. Joshua George and Elizabeth Schwarz joining.
  - e) Elections - JP Schwarz and Brendan Bargmann will be removed as they will be ineligible. Bob Link will be appointed as chair of Elections. Gary Hewitt volunteered for the Elections Committee.
  - f) Operations, Budget, and Finances - stays as is.
  - g) Manny motioned for the above; JP seconded
    - (1) Passed unanimously
2. Community Planners Group Alternate - Bob Link will continue as the alternate
3. Downtown Parking Management Group - JP Schwarz will continue as the alternate

B. Downtown Community Plan Update

1. Manny presents on Bus Lanes on Broadway
  - a) Many public commenters in support of bus lanes on Broadway
    - (1) Vahan in support. Rides on the 215 and bus lanes would make the experience better.
    - (2) Maxwell, an East Village resident, spoke in support.
    - (3) Dane, a San Diego High School student, believes that bus lanes would be extremely helpful. They would encourage more people to take the bus to the airport.
    - (4) Nehemia spoke in support of the bus lanes.

- (5) Guthre, SDSU student who rides the 215, spoke in support.
  - (6) Matt Stewart voiced support for adding bus lanes anywhere you can, especially downtown. Getting stuck in traffic on a bus makes it extra difficult.
- b) Board Comments
- (1) Chloé Lauer - supports the recommendation for bus lanes and suggested perhaps we add other thoroughfares to
  - (2) Chris Eddy - this would enhance the lives of people with disabilities - sister is blind and would benefit greatly.
  - (3) Gary Hewitt - suggests we mention fixed guideways (to cover any trolley alignments and future street cars) and multiple rapid bus corridors - keep it more general. Broadway has four rapid bus routes on it - make it more general: corridors with multiple bus routes or a certain number of buses per hour.
  - (4) Leave in Broadway as an example
  - (5) Add in “;or fixed guideways; or rapid bus corridors”....user safety, encourage ridership, and expand mobility through universal access.
  - (6) Yichao voiced her support and noted that buses will be quieter in the future.
  - (7) Manny motioned to implement this amendment with the above revisions; Gabrielle seconded.
    - (a) Passed unanimously
- c) Convention Center change
- (1) Maxwell - a resident of East Village - speaks in support of this proposed change.
  - (2) Dane - a SDHS student - supports the proposed change
- d) East Village South East amendment discussed.
- e) Columbia amendment discussed.
- f) Gaslamp - item street closures for special events discussed.
- (1) Chris Eddy suggests vehicle access is even more important and necessary with the promenade in place (it's not going anywhere).
  - (2) Gary Hewitt - Suggests retaining the red text and also adding the green text
  - (3) Yichao - mentions that it doesn't say we aren't allowing vehicular access but that we are focusing on pedestrian access with the new wording.
  - (4) Gabrielle - this implies we are focused on pedestrian safety and walkability during pedestrian-focused events.



- (5) Brendan motioned to retain the red, remove “for retailers” and add in the green; Chris Eddy seconded
  - (a) Passed unanimously
- g) Neighborhoods and Centers amendment discussed
- h) Motion by Gary Hewitt seconded by Greg Helmer to move the remaining proposals that have not been voted on as written.
  - (1) Passed unanimously.

*The Chair moved to the Items Pulled from Consent Agenda discussion earlier so as to not make an Assembly representative present at the meeting to discuss SB 1098 wait any longer.*

## **VII. Pulled Items from the Consent Agenda**

### **A. Senate Bill 1098 - LOSSAN Rail Corridor Enhancement**

1. Track closures, landslides, and bluff failures are all being considered moving forward. This will create a local working group of stakeholders.
2. The bill is up for a vote with the appropriations committee
3. Public comment
  - a) Mary Soriano expressed concern that having one representative will take away from community members participating in conversations with these stakeholders.
4. Board Comments
  - a) Greg H. expressed support for LOSSAN but also felt skeptical about the governance if it's still under the transportation agency.
  - b) Gary mentioned that LOSSAN was created due to inaction at the state level. Mentioned that this is going full circle and doesn't believe that this will fix anything.
  - c) Brendan agreed with Gary. Added that this is just semantics. Doesn't think that this bill does anything.
  - d) Gary suggested that we do not take action on the Senate Bill 1098.
  - e) No action was taken.

*The Chair returned to Subcommittee Reports*

### **C. Public Spaces**

- a. East Village Subdistricting
  - i. Josh asked if there were specified reasons for sub-neighborhoods.
  - ii. Manny added that marketing was the main motivation.
- b. Balboa Park Committee Report
  - i. Chris Eddy said that they approved 4 artists.
  - ii. There are discussions on the renaming of Grape St. Park.
- c. Downtown Parking Management Group Report

- i. Manny secured a seat for DCPC at the DPMG and attended the last meeting that discussed funding for FRED. DPMG voted not to fund FRED. The ultimate decision will come down to the city council. The compromise was for the Downtown Parking Management Group to fund 50% of FRED while the City would fund the other half.
- ii. Manny added that the Downtown Parking Management Group has been paying for the maintenance of the 5th St. Promenade Bollards. The parking district can fund banners, capital improvement projects, and street string lighting.
- iii. Board Comments
  1. JP asked if board members can request all expenditures and who approves them so that spending can be transparent. Wants to cut down on potentially wasteful spending. Expressed desire to eliminate FRED.
  2. Manny added that there has been new accountability introduced this year with people having to submit projects with estimated budgets in order to receive funding.
  3. Chris expressed that the 5th Promenade maintenance needs to be funded, even if it conflicts with FRED.
  4. Gary said that Circuit's marketing efforts were misleading their supporters to believe that the only way to fund FRED is through Downtown Parking revenue.
  5. Brendan doesn't believe that the parking group needs to find more revenue. Suggests pushing back on revenue increases, encouraging cost cuts.

*Return to Items Pulled from Consent Agenda*

B. Minutes

- a. Bob's minutes had discrepancies regarding votes. Bob did not write down the votes for items that had been voted on.
- b. Mark Stephens made a comment about his last name being misspelled in the previous minutes
- c. April Minutes and Annual Report
  - i. Gabrielle motioned to approve minutes (with Mark Stephens correction) and amend names in the annual report.

## Administrative Policies Updates

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**PROPOSED ACTION:** Adopt the following update to the Downtown Community Planning Council's Administrative Policies.

*The following edits in red and green are proposed.*

A. Chairperson (Chair)

2. The Chair should submit the "Information Bulletin 620 Community Planning Committee Distribution Form" (IB 620 Form) to the City via the designated portal, no later than ~~30~~ 7 days following an approve or deny decision taken by the DCPC on a permit or project.

## Approval of 1011 Union Sign Plan

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**PROPOSED ACTION:**

Approve the 1011 Union Sign Plan.

**SUBCOMMITTEE RECOMMENDATION:**

The Design Review Subcommittee unanimously recommended the approval of the sign plan.

*This item was originally heard in the May 15, 2024, meeting of the Downtown Community Planning Council. It was deferred to the Design Review Subcommittee, which met on June 10, 2024. On June 20, 2024, the City of San Diego's Development Services Department posted a notice of decision stating that they APPROVED the sign plan.*

### 1011 Union Sign Plan

**Project Number:**

PRJ-1104738

**Address:**

1011 Union St., San Diego, CA 92101

**Project Information:**

A Neighborhood Use Permit (Process 2) for a Comprehensive Sign Plan, including high-rise signage, for West, a 37-story mixed-use development, located on the 54,647-square-foot full-block site bounded by West C, Broadway, Union, and Front Streets at 1011 Union Street within the Public/Civic zoning district of the Centre City Planned District and Civic/Core neighborhood of the Downtown Community Plan area (Council District 3).

## Modifications to Two Subcommittees

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### **PROPOSED ACTION:**

1. Approve the following modifications to the Bylaws and Elections subcommittee:
  - a. Change the name to “Elections”
  - b. Change the scope of the subcommittee to include only the planning, execution, and monitoring of elections.
  - c. Change the description to: “Elections subcommittee is responsible for the annual elections.”
2. Approve the following modifications to the Operations, Budget, and Finance Subcommittee:
  - a. Eliminate its current scope.
  - b. Change the name of the subcommittee to “Operations & Budget”.
  - c. Include the development of the Operating Procedures for the City’s Community Planning Group application process in the scope.
  - d. Include the review of the Downtown Community Planning Council’s budget in its scope.
  - e. Change the description to: “Operations & Budget subcommittee is responsible for developing the Operating Procedures for the City’s Community Planning Group application process and reviewing the Downtown Community Planning Council’s budget.”

## Airport Noise Advisory Committee Announcement

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### **PROPOSED ACTION:**

None.

The Downtown Community Planning Council is seeking a new representative for the Airport Noise Advisory Committee (ANAC). If you're a Downtown San Diego resident passionate about addressing aircraft noise issues and advocating for our community, this is your chance to make a difference!

### Role & Responsibilities:

- Participate in identifying and analyzing airport noise issues.
- Provide policy recommendations to the Airport Authority's Board.
- Ensure noise data is collected and shared with the public.

### Commitment:

- Two-year term, with the option for one additional term.
- Meetings are held four times a year, typically from 4:00 p.m. – 6:00 p.m.

### Qualifications:

- No prior experience in noise or aviation needed.
- Must have a strong interest in airport-related noise concerns affecting our community.

### How to Apply:

- Contact [chair@downtownplanningsd.org](mailto:chair@downtownplanningsd.org)

## Upcoming Items

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### **PROPOSED ACTION:**

None.

### Upcoming Items:

- A presentation by Cook + Schmid to obtain community feedback on trash collection services. The feedback will guide the City on their implementation of Measure B, which passed in 2022.
  - Likely to be presented at the August 21, 2024 meeting.
- A presentation by Studio E Architects on a 100% affordable housing project on 17th & Commercial.
  - Presentation likely to occur after July.
- Appointment of the Downtown Community Planning Council's representative to the Airport Authority's Noise Advisory Committee.
  - Pending nominations from the community.

## Margaritaville Live Entertainment

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**PROPOSED ACTION:**

Approve or Deny the Conditional Use Permit.

**Project Number:**

PRJ-1115941

**Address:**

436 Sixth Ave

**Project Information:**

Conditional Use Permit (Process 3) to allow live entertainment on the fourth floor outdoor pool deck at Margaritaville Hotel situated on the 35,109-square-foot site at the northeast corner of Sixth Avenue and J Street located at 435 Sixth Avenue within the Employment / Residential Mixed-Use land use district of the Centre City Planned District, Transit Priority Area Overlay, and the East Village neighborhood of the Downtown Community Plan area (Council District 3).



## Downtown Community Parking District Letter

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### **PROPOSED ACTION:**

Approve a letter from the Downtown Community Planning Council (DCPC) to the City of San Diego (City) and Downtown Parking Management Group (DPMG) requesting measures for greater transparency for the Downtown Community Parking District (DCPD).

Since the dissolution of Civic San Diego (Civic), the City has been administering the DCPD. The DPMG is a group of people that has been providing suggestions to the City on how it should administer the DCPD since Civic's dissolution. The DPMG meets monthly and in-person. The DPMG did not have bylaws until March 2024. Parking Districts are supposed to be managed by non-profit corporations, which is not the case for the DCPD. The DPMG is currently attempting to create a non-profit that, if allowed by City Council, will then administer the DCPD.

The DCPC Chair has been attending the DPMG meetings since mid-2023 and has raised concerns about the administration and transparency of the Parking District.

A letter will include the following recommendations for the City and the DPMG regarding the administration Downtown Community Parking District (DCPD):

- Take detailed minutes and record meetings. Current minutes are insufficient and do not provide the public with adequate descriptions of the discussions that have taken place.
- Implement remote access and participation. The existing meeting room is equipped for remote accessibility, which the Mobility Board uses for their meetings.
- Implement a City-run agenda distribution service, similar to those used by Community Planning Groups, to ensure the public can receive agendas and notices for the DCPD. Or use a newsletter service that the public can easily register for.
- Establish a standing budget subcommittee responsible for proposing annual budgets. Annual reports should explain changes between the proposed and approved budgets.
- Establish an Independent Audit subcommittee:
- Host at least one annual town hall meeting focused on the budget to engage with the community, provide transparency, and gather public input. Have a form in which community members can submit their budget thoughts year-round.
- Monitor and report on the allocation of budget funds, distinguishing between expenditures on capital improvement projects and cosmetic projects.
- Amend Council Policy 100-18 to promote more transparency and to provide greater clarity on how Parking District funds may be spent.
- Additional recommendations as proposed by the board.

Incorporating these recommendations will improve the likelihood that the City Council recognizes the non-profit created by the DPMG to administer the DCPD.

## Reconnecting Communities Pilot Grant Program Notice of Funding Opportunity (NOFO)

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### **INFORMATIONAL ITEM**

More information here: <https://www.transportation.gov/reconnecting>