



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Downtown Community Planning Council (DCPC) Meeting Agenda

September 18, 2024, 5:30 PM

City Hall 12th Floor Committee Room

202 C Street, San Diego, CA, 92101

[ZOOM Online Link](#)

Meeting ID: 885 1421 0430

Passcode: 132472

[Twitter](#) | [Instagram](#) | [TikTok](#)

To share your thoughts and comments with DCPC members, please email comments@downtownplanningsd.org.

I. Call to Order & Roll Call

II. Consent Agenda

Action Item

A. July Minutes Approval

pp. 3 - 6

B. August Minutes Approval

pp. 7 - 15

C. Appointment to Operations & Budget Subcommittee

p. 16

D. Public Notice for September 18th Construction at Broadway & Pacific Highway

p. 17

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

B. 17th & Commercial Affordable Housing Project

V. Discretionary Approvals

A. Sprouts Conditional Use Permit

Action Item p. 18

VI. Faultline Park Update

p. 19

VII. Fiscal Year (FY25) Budget Requests

Action Item p. 20

VIII. Subcommittee Reports

A. Public Spaces - Gary Hewitt

1. Balboa Park Committee report - Chris Eddy

2. Downtown Parking Management Group report - Manny Rodriguez

p. 22 - 26

IX. Items Pulled from the Consent Agenda

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

X. Remainder Non-Agenda Public Comments

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

XI. Adjournment

Next meeting on October 16th, 2024, 5:30 PM, at City Hall's 12th Floor Committee Room.

July Minutes

Bob Link, Executive Secretary

PROPOSED ACTION: Approve the meeting minutes for the July 17, 2024, meeting of the Downtown Community Planning Council.

Minutes on pages 4 - 6 of this agenda packet.

**Board of Directors Meeting Minutes
July 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. In attendance (11): Rodriguez, Bargmann, Link, Barr, Eddy, Helmer, Hewitt, E. Schwarz, J.P. Schwarz, Villarina, Werve.

- II. Consent Agenda:** Approved Unanimously

- III. Non-Agenda Public Comment**
 - A. Gary Smith (Personal) – Reminds DCPC Board of responsibility to Downtown Community Plan
 - B. Potential Board Applicant Kevin So – (Community Organization seat) – Introduced self as interested in Architecture, Urban Revitalization, Member of Bicycle Coalition, Desire to improve Downtown for individuals living and working in San Diego.
 - C. Potential Board Applicant Moira Tan (Community At Large Seat) – Introduced self as a Downtown Resident, Health Care oriented, Desire to contribute
 - D. Jesse, Presented concerns to Public Health regarding availability of drugs. Specifically highlighted Grand Jury Recommendation to shut down cannabis distribution as it directly impacts children and youth.

- IV. Community Reports (Representatives from Elected Officials and Agencies)**
 - A. Emily Bonner (CD3, Whitburn)
 - 1. Welcomed New Fire Chief
 - 2. Encouraged DCPC Board Members to complete City Survey
 - 3. Summarized Coastal Commission homelessness concerns to be reviewed at internal meeting
 - 4. Announced upcoming 7.22.24 City Council Meeting 2 pm with Ketner & Vine discussion likely at about 6 pm. Summarized approx 1,000 bed facility with commercial kitchen, bath, showers
 - 5. Announced that Coastal Commission is reviewing Safe Parking (200) spaces proposal

 - B. Robson Winter (Asm. Member Boerner)
 - 1. Overview of Senate issues (no change from June)
 - 2. June – Budget passed, prioritized health protection for children, overview of AB 2564 – Property tax re disabled – objective is to keep people

housed. Highlighted broadband and digital equity by use of \$550M Federal Funds.

3. Assembly reconvening on 5 August (same as Senate) Encouraged all to use Asm. Member Boerner as a resource.

C. Development Services, Urban Division

1. 2024 Land Development Code passed, effective August 2024
2. Urban Division tool kit is in process – encouraged comments on results
3. Development Permits, Construction has been updated in tool kit
4. Manny requested Urban Division attend regularly

D. DSDP, Clayton Fowler

1. Featured Columbia walk about 7.31 and encouraged all to join monthly
2. Highlighted that 2700 or 3500 safety requests were made through Get It Done app with 56% resolved within 1 hour. Maintenance requests totaled 1700 with 23% resolved in 15 minutes, 77% within 1 hour
3. Reported 845 homeless downtown, an improvement from last year
4. Announced 8/4 DP event at Balboa Park
5. Public Comments – None
6. DCPC Board (Hewitt) expressed Padres Maintenance Concern – Clayton to address offline, (Bargman) Asked what issues referred to Clean and Safe referred to safety, reply – Public Right of Way, Private Property issues. (Eddy) Does Clean and Safe clean sidewalk cafes, reply if that is your area – yours to maintain. Re unused spaces concerned with homeless and trash – reply was Gaslamp vacancies would be looked into/reply.

V. Discretionary Approvals

A. Margaritaville Live Entertainment - Developer postpone one month

1. Public Comment –
 - a) Gary Smith, DRG – package is incomplete re compliance with noise levels, assessment, abatement, hours of operation. Any exemptions should comply with Residential Hours
 - b) Steve Morris _J and 3rd, Harbor Club (125 Residents) – residents suffered with Hard Rock decibels (93) Requested consideration of rules about noise as designed for suburbs, not detrimental to life, health, Quality of life
 - c) CUP denied 7-1, with 2 abstaining.

VI. Subcommittee Reports

A. Public Spaces - Gary Hewitt

1. Balboa Park Committee report - Chris Eddy
 2. Downtown Parking Management Group report - Manny Rodriguez
 - a) Board unanimously approves a letter to the City's Sustainability and Mobility Department and the Downtown Parking Management Group to improve the administration and transparency of the Downtown Community Parking District ([click here to view](#)).
- B. Chait Items – Manny Rodriguez
1. Community Planners Committee – Bob Link
 2. Reconnecting Communities Notice of Funding Opportunity

VII. Items Pulled from the Consent Agenda (None).

VIII. Remainder Non-Agenda Public Comments (None).

IX. Adjournment: 7:30pm

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

August Minutes

Bob Link, Executive Secretary

PROPOSED ACTION: Approve the meeting minutes for the August 21, 2024, meeting of the Downtown Community Planning Council.

Minutes on pages 8 - 15 of this agenda packet.

**Board of Directors Meeting Minutes
August 21, 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. 11 Present: Rodriguez, Bargmann, Link, Barr, Helmer, Hewitt, E. Schwarz, J.P. Schwarz, Werve, George, Winslow
 - B. Absent: Gu, Villarina, Eddy
- II. **Consent Agenda:** Approved Unanimously
- III. **Non-Agenda Public Comment** None
- IV. **Appointments (Unanimous Approval)**
 - A. At Large Vacancy: Moira Tan
 - B. Community Organization Vacancy: Kevin So
 - C. Airport Noise Advisory Committee: Ethan Paul
- V. **Community Reports**
 - A.a. Emily Bonner (for CD3 Stephen Whitburn)
 1. Promised reply re encampment status on Caltrans ROW.
 - A.b. Marcelo Marco Ramirez (for Nora Vargas)
 1. Introduction, available for questions, updates promised at future meetings
 - B. Balboa Park Working Group
 1. Presenting Chair Michael Stepner, members Roger Showley, Rene Smith
 2. Highlighted scheduled 9.5.24 presentation to Balboa Park Committee followed (dates tbd) by presentations to Parks and Rec then City Council
 3. Highlights include:
 - a) 99 year SDHS lease extension including campus rehabilitation
 - b) Opportunities and advantages of public spaces on SDHS and SDCC campuses through a “Story Map”
 - c) Connect schools to Park cultural offerings
 - d) Connecting Bay to Park
 - e) Reopen 8th Ave link to the Park
 - f) Freeway Lids
 4. Public comment (Smith, DRG) – noted schools and communities are starting to talk
 5. Board Feedback:

- a) (Rodriguez) Need wider sidewalks. Stepner acknowledged City College is better, SDHS construction in process
- b) (to board (Stepner)): Downtown Partnership has expressed interest in Clean and Safe managing maintenance and security. Details to follow. Intent is to reflect the “Crown Jewel”. Also Working Group will return do request DCPC endorsement, Burnham promoting stronger relationship with city, Mayor is requesting strengthening of Balboa Park Master Plan

C. Trash and Recycling Services Presentation

- 1. Public Comment (Gary Smith, DRG) – noted that budget “savings” from increased collections would go to the General Fund.
- 2. Board (Gary) Question re Apartment trash – reply promised

VI. Initial Infrastructure Prioritization

A. Public Comment

- 1. (Gary Smith, DRG) – 6th Street corridor noted as impossible for pedestrians. Requires prioritization as the most dangerous intersection in San Diego.

B. Board Feedback

- 1. (Gabrielle) 6th is dangerous and poorly designed, especially at Elm. Pedestrians “wait for drivers to decide”. Recommend coordinate prioritization with Uptown Group (and CPC (Bob))
- 2. Shared board agreement with need for wider/improved crosswalks to Balboa Park
- 3. Ash Street and A & Ash intersection – JP expressed concern with narrowness. Need traffic control (lights) at 8th Street intersection, crosswalk. Share concern re street closure(s) while pedestrian promenade not yet built.

- C. Brendan motion, JP 2nd – Add Ash (& A) to top 3 priorities as part of Downtown Complete Streets. Passed unanimously. Final budget requests to the City to be decided at the September 2024 meeting.

VII. Subcommittee Reports

A. Public Spaces

- 1. Balboa Park Committee report - Chris Eddy
- 2. Downtown Parking Management Group report - Manny Rodriguez
 - a) DCPC prior recommendations well received
 - b) Interest in newsletter and agenda announcements
 - c) Manny volunteered as Secretary
 - d) Updates to City administration of parking management:

- (1) No parking within 20' of crosswalks (loss of 500 metered parking spaces)
- (2) Added 41 motorcycle parking spaces
- (3) Education and grace period in progress
- e) Gaslamp Quarter creating a new website focused on mobility. Will share with other city groups.
- f) Manny to share Parking Management minutes

3. Fault Line Park Update

- a) Pinnacle has disappointed community regarding the Park's management
- b) Pinnacle is limiting communications to the city only.
- c) City appears to have limited Faultline Park communications and DCPC inclusion. Park and Rec has offered to review.
- d) EVA Manager New City America has offered to help maintain the park but Pinnacle has not been following through on conversations.
- e) Public Comment
 - (1) EV Doers email input noted and appreciated by board members
 - (2) (Gary Smith, DRG) – since City is not enforcing Pinnacle public/private partnership contract recommend DCPC not approve
- f) Board Comment –
 - (1) JP recommends consideration of DSDP Clean & Safe provide maintenance and security due to Pinnacle breach of contract
 - (2) Manny distributed contracts to enable board review of City prior financial consideration such as a density bonus.
 - (3) Agreed that unanswered questions will be addressed in future meetings.

VIII. Items Pulled from the Consent Agenda Items pulled from the Consent Agenda (None)

IX. Remainder Non-Agenda Public Comments (None)

X. Adjournment: 7:30pm

**Next meeting on September 18th, 2024,
5:30 PM, at City Hall's 12th Floor Committee Room**

August 21, 2024 Written Submitted Public Comments

Deanna Ratnikova

Tue, Aug 20, 1:01PM

to comments ▾

Faultline Park continues to be poorly maintained. The amount of feces around the area (presumably from dogs) is shocking and unsanitary.

Deanna Ratnikova

Jeana Wallace

Wed, Aug 21, 10:44 AM ☆ ↶

to comments ▾

This email is intended to advise you of the request for more attention to the safety and cleanliness of the above mentioned property. Please make sure this item is addressed in your agenda at tonight's meeting. Thank you.

'Tiffany J Wolf' via Public Comment <comments@downtownplanningsd.org>

Wed, Aug 21, 11:20 AM ☆ ↶ ⋮

to comments ▾

This park has made my current dog sick 3 times and killed my other dog due to the toxicity and uncleanliness of this park.

I am currently in a lawsuit with Pinnacle Development regarding the unsanitary and disgusting upkeep of their property, inside and out.

The poop shown here has been sitting outside of a Pinnacle apartment for approximately 1 month. I asked Carlos Inzunza, the manager, to clean it, but he shows the mannerisms of a misogynist, and he seems to be more concerned with having women NOT tell him to do his job than he is with actually DOING HIS JOB. He is a huge problem as to why the park looks like it does... His ego is way more important than the death and sickness of our dogs.

If you want my help in any way, I will gladly help. I can also send you tons of photos for the past 4 years of negligence at the hands of Pinnacle Development.

Off-leash dogs are also a problem. I rehab dogs and have a service dog that these off leash dogs approach... people leave them off leash and don't pay attention so they won't pick up the dog poop. We need to have tickets given out more frequently for these people. If you have laws, please use them.

Sent from my iPhone

Scott Chasen

Wed, Aug 21, 12:37 PM ☆ ↶

to comments@downtownplanningsd.org ▾

I live in the East Village neighborhood. Please help with a solution for Faultline Park. It's still a mess and there are many concerns. Please help the citizens that live nearby.

Thank you

Scott Chasen

Cookie Serrano

Wed, Aug 21, 1:26 PM ☆ ↶ ⋮

to comments ▾

Hi,

I am writing to you to express concern about the state of Faultline Park over the past several years. It is not maintained at all and is full of feces, both human and dog, drug paraphernalia, transients, and is an eye sore for the community. It is my understanding that Pinnacle is responsible for the maintenance of this park based on an agreement with the city but it appears they are doing nothing to maintain it. Nor is the city doing anything to help maintain it. I have been involved in clean ups at the park and attest to how filthy it is and I have personally picked up dangerous drug paraphernalia such as needles, fentanyl foils, glass pipes, etc. It is just a matter of time before someone or a dog gets seriously injured at the park. In addition, the park is now home to one of the best bakeries in Southern California and it is important that we help this local business thrive as all other businesses at this site have failed, in part at least, due to the dangerous surrounding park area. The park needs consistent attention, patrols, and consequences for those who abuse drugs there, who do not clean up after their pets, or use it as their own sleeping site and bathroom. Please help by getting more resources assigned to maintaining the park and holding Pinnacle accountable. Thank you.

Cookie Serrano
East Village Resident

Alexandra Ferrer

Wed, Aug 21, 2:02 PM ☆ ↶ ⋮

to comments, info, Clnzunza, alexandralovesca ▾

From:
Alexandra Ferrer
Marina District Resident from 2001-2016
East Village Resident since 2016 to present

To Whom it may concern:

As a downtown resident since 2001. I corroborate to the stark contrast of living in the Marina District, to living in East Village of downtown San Diego.

Marina District has train noise and some unhoused, who slip through to the West side. We had over flowing trash bins in the Marina District during Comic Con. That's is about it.

Now travel East and every street East of Gaslamp gets exponentially worse!

Welcome to ground zero, which is Faultline Park. Welcome to needles, dog poo, human poo, humans stuck in drug freeze of a fentanyl hybrid mix. City signs tagged with graffiti for drug sales, gang affiliation and human trafficking. The park is ground zero for the filth of humanity. Yet there are swings for children to play?

It is time to hold Pinnacle Development, out of Canada, to what they are contractually obliged in a mutual contract with the City of San Diego. The residents are able to see the City of San Diego has a contract with Pinnacle Development. Why is Pinnacle Development allowed to disregard it's obligations? It is time to fine, penalize and or pull permits from Pinnacle Development, until they shape up and follow through with their decades old written contract with the city of San Diego and Faultline Park.

Would you allow any child you know, to play in that filth? Then how do you expect the residents of East Village to do so?

Enough is enough.

Alexandra Ferrer

Jane

to comments ▾

Wed, Aug 21, 2:10 PM ☆ ↶ ⋮

Good afternoon,

As a resident of the East Village, I am extremely disappointed in the lack of attention that Faultline Park receives from the City of San Diego. Daily drug deals, drug addicted people hanging out, trash and feces, both human and pet are amongst the issues that need immediate attention.

About a year ago I participated in a clean up of the park and public gathering of all parties affiliated with the park, City resources, Park Rangers, animal control, Pinnacle management and community members that gave a lot of hope for the future of the park's cleanliness. Unfortunately that only last a few months and here we are a year later and the park is worse than it has been in a long time.

As a city and community, we can do better that this. This park needs immediate attention!

Thanks,

Jane Hill
East Village Resident

Tyra Ippongi

to comments ▾

Wed, Aug 21, 2:32 PM ☆ ↶ ⋮

Hi Downtown Planning,

I'm an East Village resident requesting for there to be a higher priority on fixing Faultline Park permanently. With East Village Green opening in the next year, we need to show that parks can be well maintained in the EV neighborhood.

There is a clause in the Faultline-Pinnacle agreement that allows the agency (City) to issue Enforcement Assessments to the developer (Pinnacle) in the case that they do not abide by the agreement and the City has to step in. This should have been done ages ago and we need all of downtown to be on board to pursue this. Without enforcement from the City, Pinnacle will continue with their half-assed maintenance of Faultline with the brunt of it affecting EV residents and visitors.

Your team is well aware of all of the issues at Faultline and needs to get all of the necessary Downtown parties on the same page to pursue enforcement action against Pinnacle.

Thank you,
Tyra

Krystle Talbot

to comments ▾

Wed, Aug 21, 2:49 PM ☆ ↶ ⋮

Hello,

My name is Krystle and I have lived in East Village for the past 5 years. I am extremely disgusted at our so called "park". There is dog poop everywhere and it smells. Also, the money that was given to Pinnacle to create the dog park is ridiculous. It was not used for that. Something is off because it is not maintained and the dog park isn't even enclosed. It's rock and disgusting.

Also, the sidewalks around pinnacle and spire are riddled with dog poop and smells of pea every single day. Drug users are everywhere. I can't go out without feeling unsafe now and encountering someone shooting in fentanyl.

I am so disgusted. We pay HIGH rent here and taxes and what isn't going to??
Sent from my iPhone

Kevin Jones
to comments@downtownplanningsd.org

Wed, Aug 21, 2:54 PM ☆ ↩ ⋮

To Whom It May Concern.

I am a resident of East Village who was just a few blocks from Faultline Park. I remember before the park and the buildings were completed we were told that it would be the developers responsibility to provide security and cleaning and maintenance for the park as part of their sweetheart tax deal.

Flash forward to today. Grassy areas are closed due to reseeding more often than they are open. Do like the Padres did get rid of any real grass there and replace it with artificial turf! And for heaven's sake do the same with the dog park and get rid of the gravel which was really the worst idea! It's difficult enough to scoop up poop from the sidewalk. Try picking it up when it's sitting on loose rocks!

The city really needs to get its act together and understand that there is going to need to be much more security, cleaning and maintenance involved with parks in downtown, especially with the proximity to the homeless. Better learn on a small project like Fault Line Park, because if you don't all the money you are spending between F and G Street at 14th to develop the big new park will be similarly like spending good money after bad

Regards,
Kevin Jones

'Alma Espiritu' via Public Comment <comments@downtownplanningsd.org>
to comments

Wed, Aug 21, 5:09 PM ☆ ↩ ⋮

To whom it may concern I'm emailing today to ask that fault line park located in the east village be better managed and looked after. The park is well located but is not being maintained. As it is constantly filled with litter and drug needles . There is no enclosure for off lead dogs to play safely they can easily run in to the street. Other neighborhoods like the marina, and little Italy have been provided with enclosed dog parks. We need help putting safer measures in place so that this park can be safe for kids ,dogs, and residents to enjoy. Please we need better security at faultline park as it is unsafe and unsanitary for all residents .
Thank you for your consideration.

'Rob Beachley' via Public Comment
to comments, Rob

Wed, Aug 21, 5:20 PM ☆ ↩ ⋮

Downtown Planning Counsel,

Thank you for directing your attention to our Fault Line Park in East Village. We urgently need around the clock security here to keep this park safe. It is overrun at night with drug addicts and homeless persons. The children's playground is always trashed and there are always used up needles laying around. This is unacceptable to be treating our children this way with an unsafe environment. There is no where else for them to play in the East Village neighborhood.

Additionally, the dog park is not safe for dogs's paws, it's not enclosed, and is always littered with dog feces. If you compare to Little Italy, Children's Park, and Waterfront dog parks this is an outrage. They have adequate dog parks and playgrounds for our children.

Lastly, we can't even enjoy the grass then for picnics because it is always overflowing with trash and drug addicts.

Why is East Village neglected and treated differently? We are the biggest neighborhood in the city. This supposedly keeps falling on the responsibility of Pinnacle and they are failing. Please, we are asking you to step up and take care of what our East Village community deserves and needs.

Thank you
Rob Beachley

'cindy Cook' via Public Comment <comments@downtownplanningsd.org>

Wed, Aug 21, 1:02PM ☆ ↶ ⋮

to comments ▾

Good afternoon,

Thank you all for gathering here today to shine a light on the urgent need for attention at Faultline Park. This park, nestled in the heart of East Village, is more than just a patch of green in our urban landscape; it should be a sanctuary, a place where we can all reconnect with nature, find peace, and foster community. Yet, it has been neglected for far too long.

I am calling for the presence of Park Rangers and increased SDPD activity in the areas surrounding the park. This is not just a matter of convenience—it's a matter of necessity. Faultline Park is the only true green space for the largest district in our city. Petco Park, while technically a park, is often inaccessible, with limited hours and artificial grass. It doesn't offer the natural refuge we so desperately need.

Downtown residents are crying out for nature. We need a safe, clean, and drug-free environment where we can breathe fresh air and escape the stresses of city life. This park should be a haven for everyone, especially our children and pets. Yet, as it stands, Faultline Park is unfit for use most of the time, plagued by filth and neglect. Our cries for help have been met with indifference, as SD Parks and Rec continues to pass the buck, each new person we talk to claiming ignorance of the problem.

The situation is dire. Pinnacle's neglect of this space is nothing short of criminal. We are not asking for much—just the basic decency of a well-maintained park where our neighbors can lay out a blanket, read a book, or let their children play without fear of stepping in filth, dirty needles, or encountering off-leash dogs.

As a dog owner myself, I am appalled by the lack of enforcement here. Every other park in our city has rules that are followed (to a much greater extent) and enforced. Why is Faultline Park any different? This park has the potential to be a jewel in our community—a place where we can gather, connect, and thrive. But that will only happen if we all take responsibility for its care and demand better from those in charge.

We need help, and we need it now. Let's make Faultline Park a place we can all be proud of, a sanctuary in the middle of our bustling city. Thank you.

Please help us.

Sincerely,

Cindy Cook

Appointments to Operations & Budget Subcommittee

Manny Rodriguez, Executive Chair

PROPOSED ACTION: Appoint Manny Rodriguez to the Operations & Budget Subcommittee.

Manny has been creating Administrative Policies for members of the Downtown Community Planning Council to strive for so that the operations of the Council be reliable. This Subcommittee is responsible for leading the yearly Community Planning Group application process, and several of the Administrative Policies adopted could be codified in the application.

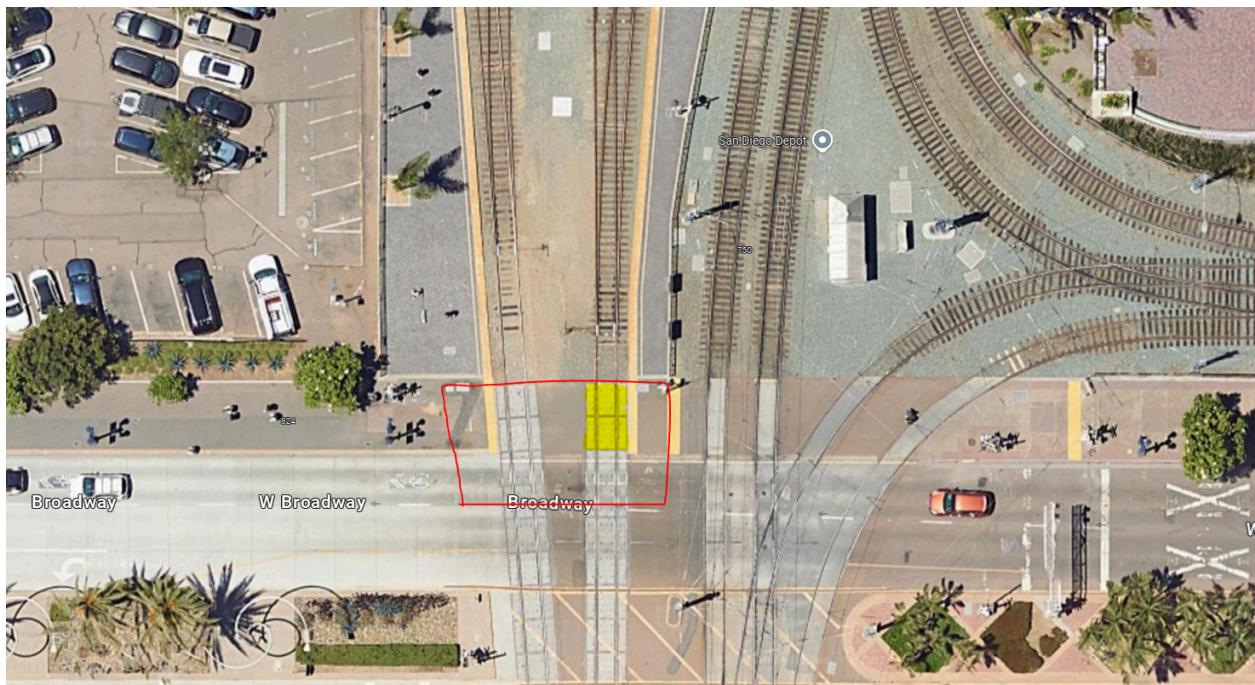
Public Notice for September 18th, 2024 Construction at Broadway & Pacific Highway

Emily Bonner, Council District 3 Representative

INFORMATIONAL ITEM: Below is a message from the City of San Diego regarding upcoming construction at Broadway & Pacific Highway for September 18th, 2024.

“NCTD¹ has some required work to be done on a couple of grade crossing panels by Broadway street between Pac Hwy and Kettner which will require 1 traffic lane and pedestrian walkway to be closed. This work would take around 3-4 hours and we would plan to carry it out at night on September 18th.

Below is an extract of the area (Link provided above as well²) we need to work at with the yellow highlighted area the panels needing work done. We would also have traffic control set up for this work with the closest lane to the panels needing to be closed.”



¹ “NCTD” stands for “North County Transit District”. It is the government agency responsible for the Coaster train and the maintenance of its tracks.

² Link: <https://maps.app.goo.gl/oSLud7Mvj5pw1vEGA>

Sprouts Conditional Use Permit (PRJ-1115855)

Terri Dickerhoff, CGR DEVELOPMENT

PROPOSED ACTION: Approve or Deny the Sprouts Off-Site Alcohol Sales CUP - DOWNTOWN (Process 3) Conditional Use Permit for the sale of alcoholic beverages for off-site consumption within a proposed 26,385-square-foot grocery store located at “Campus at Horton” at 200 Horton Plaza, Suite 200, on the site bounded by E Street, G Street, First Avenue and Fourth Avenue in the Gaslamp Quarter neighborhood of the Downtown Community Plan area (Council District 3).

For further information, contact the Vice Chair via: brendan.bargmann@gmail.com

Fault Line Park Update

City of San Diego Parks & Recreation Department

INFORMATIONAL ITEM: City of San Diego's Parks & Recreation Department will share an update on Fault Line Park.

Fiscal Year 2026 (FY26) Budget Requests to the City

Manny Rodriguez, Executive Chair

PROPOSED ACTION: Submit a list to City District 3 Councilmember and Mayor containing the Downtown Community Planning Council's requests and priorities for the FY26 budget.

This list may contain, but is not limited to, Capital Improvement Projects (CIPs) as well as operational requests (e.g., more staff to a certain department).

On page 15 of this packet are the priority CIPs decided on last month by the DCPC..

Capital Improvement Projects Prioritized by the DCPC on August 2024:

- (#1) Ash Street Traffic Calming proposed CIP. Install traffic calming measures on Ash street between 3rd Avenue and 9th Avenue. This can involve:
 - Adjusting the traffic signals to slow down cars with consistent red lights.
 - Installing pedestrian “pop-outs” at intersections
 - Road diets and narrowing of traffic lanes
 - Allowing parking on existing curbs that do not have parking
 - Repurposing a lane to add bicycle facilities
 - The Cortez Hill community has previously paid for studies by Rick Engineering and Circulate San Diego to elevate this issue

- (#2) Downtown Complete Streets (Existing CIPs)

- (#3) 5th Avenue Promenade Phase II

- 6th Avenue Downtown to Balboa Park Safety Enhancements and Beautification (proposed CIP).
 - *Added by Manny for consideration in Sep 2024:* Consider including in the scope for this project an expansion of Tweet Street Park through 6th Avenue to Balboa Park

- Wider Sidewalks on Park BLVD Approaching Balboa Park (Proposed CIP)

- Saint Joseph’s Park Design (Proposed GDP)

- First Avenue Traffic Calming (Proposed CIP)

- Flashing Yield Lights Near School Zones (Proposed CIPs)

- Enhancements to G Street Mini Park (Proposed GDP)

CIP = Capital Improvement Project

GDP = General Development Plan

Downtown Parking Management Group Report

Manny Rodriguez, Executive Chair

INFORMATIONAL ITEM: The Chair will provide an update on the Downtown Parking Management Group (DPMG), which is the official Advisory Group to the [Downtown Community Parking District](#).

At the previous DCPC meeting, the Chair provided an update of the DPMG's August meeting. The draft DPMG August minutes are on pages 23 - 26 of this agenda packet.

The DPMG failed to meet in September due to the DPMG Co-Chairs not posting an agenda in time to meet the Brown Act's 72 hour requirement. This is the second time in the past year that the Co-Chairs have failed to comply with the 72 hour requirement.

DRAFT Meeting Minutes of the
Downtown Parking Management Group

Community Parking District (CPD) One
Thursday, August 8, 2024, 11:30 AM

1. Call to Order - 11:36 AM
 - a. Board Members Present: Gary Smith (Co-Chair), Nancy Wilson-Ramon, Michael Trimble, Joel Hermsillo, Dominic Li Mandri, Manny Rodriguez, Chris Gomez.
 - i. Absent: Paul Robinson (Chair), Josh Coyne, Christian Mua.
 - b. City Staff Present: Ahmad Erikat, Rodrigo Carrasco, [STAFFER].
2. Non-Agenda Public Comment
 - a. No members of the public were present.
3. Approval of June 13, 2024 Meeting Minutes
 - a. Deliberated on who was designated the Chair for the Ad Hoc Committee/Task Force on Parking Garages
 - b. Item deferred due to Paul being absent.
4. City of San Diego Sustainability & Mobility (SuMo) Updates
 - a. AB 413 Update
 - i. Informational item.
 - ii. Approximately 500 meters (single and multi-meter spaces) will be affected by AB 413 in the Downtown CPD.
 1. SuMo is only responsible for the spaces with parking meters. The Transportation Department is responsible for spaces without meters.
 - iii. Members express concern on people being ticketed for parking on spaces prohibited by AB 413 but not yet painted red or marked in some way.
 1. City states there would be a lengthy grace period
 2. City Communications Dep is responsible for educating the public.
 - iv. 41 motorcycle parking spaces were added to spaces between red curbs and a parking space that are not wide enough to accommodate a full car.
 1. Chris asks about installing bike corrals instead. SuMo replies that someone would have to be responsible for their maintenance and liability, and that would not be the City. Assessment Districts can take that responsibility.

- v. Gary asked DPMG members to review the [Comprehensive] Downtown Parking Plan to identify what restriping can be done while the City is repainting curbs.
- vi. Discussion on inventory of parking meters.
- b. Curb Parking & Conversion Requests
 - i. 425 Market Street item dropped. Streeteries are being removed (on Cali Creamin and Prince Street Pizza) and it will return the commercial loading space that existed there previously.
 - ii. Michael mentions Gaslamp Walk on Aug 29th, 10am, at 5th & Market.
 - iii. No actions taken.

5. New DCPD Corporation Update

- a. Informational item.
- b. Corporation details to be hashed out in the Ad Hoc Committee/Task Force.
 - i. Chris expresses intent to call a meeting.
- c. Manny requests having Councilmembers bless the new corporation's bylaws.
 - i. Board members say it's not necessary, but they will run it by District 3 either way.
- d. DPMG members will underwrite the cost of incorporation. Initial estimate given of \$2,000 per neighborhood.

6. MTS (Temp/Perm) Bus Layover Zones AdHoc Appointment

- a. Gary calls for the creation of a Committee. Joel volunteers to be Chair and Gary joins as a member.
 - i. Motion by _____ second by _____, unanimous approval.
- b. MTS claims that the board approved the layover zones, but the board disagrees.
- c. Dominic suggests we have a member from District 3 participate in the Committee since the Councilmember is the Chair of MTS. Board agrees.

7. United Web Presence

- a. Informational item.
- b. Michael shows the board a website he has created about how to get to the Gaslamp. Excellent presentation of mobility options to Downtown, with a priority given to non-car modes of transportation.
 - i. States that it can be expanded for the whole of Downtown, recommends that we work together to make it a holistic tool that benefits all.
- c. Michael shows an advertisement with good production quality to the board.
 - i. Board members clap.
- d. The website received unanimous praise from the board.

8. Broadway to 4th Avenue Right Turn

- a. Decision was made by the City, it is not wide enough for the changes requested.
 - i. Michael will communicate the decision to stakeholders.
- b. No action taken.

9. Parking Permit Request from 15th St. Residents

- a. Gary gives a history lesson on parking permit programs.
- b. East Village residents requesting passes do not realize it will not exempt them from paying the meters.
- c. Discussion about how allowing more parking permit programs has greater negative implications for all of Downtown. Dominic cites an example in Berkley.
- d. Discussion on City Council policies that remove parking requirements.
- e. No action taken.

10. Downtown Community Planning Council Letter (DCPC) on Improving the Administration of the Downtown Community Parking District

- a. Informational item.
- b. Manny: "If this was a Community Planning Group or some other advisory board, we [DCPC] would not be making these suggestions, but this is a body that does guide millions of dollars in public spending."
- c. Manny reads the recommendations in the attached letter.
- d. Manny: "DCPC believes this body should be easier for the public to interact with."
- e. Board agrees that several of these recommendations can be included.
 - i. Nancy suggests the creation of a distribution list in which can share agendas, notices, events, and more.
- f. Manny volunteers to be Secretary to help implement some of these recommendations.

Manny drafted the minutes for Aug 2024 that you are reading now.

11. Election on new Secretary

- a. Manny: "I will walk my talk". Volunteers to be the new Secretary.
 - i. Board agrees. Manny Motions. Second by Chris. Unanimous approval.

12. Schedule Meeting of Parking Garage Ad Hoc

- a. Deferred due to Paul being absent.

13. Old Business
 - a. None.
14. Member Comments & Updates
 - a. None.
15. Announcements
 - a. Next Meeting: September 12, 2024 at 11:30am Civic Center Plaza 1200 3rd Ave., 4th Flr. Conference Room, San Diego, CA 92101
16. Adjournment - 12:54 PM