



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

**Board of Directors Meeting Minutes**

**September 20th, 2023, 5:30 PM**

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

**I. Call to Order**

A. Roll Call and August Minutes Approval

1. Present: Manny Rodriguez (Chair), Chloe Lauer (Vice Chair), Tyler Winslow, Nancy Wilson-Ramon, Brendan Bargmann, Nima Bahrami, Jean Paul Schwarz, Greg Helmer, Edward Kaen
2. Absent: Bob Link, Emmett Cahill, Chris Eddy
3. Minutes approved unanimously with Greg abstaining.

**II. Non-Agenda Public Comment**

1. No comments.

**III. Vacancy Appointments**

A. Candidates introduced themselves.

1. Michael Joseph Villarina (EV North)
  - a) Representing Architects Local.
  - b) No questions from the board.
2. Vanessa Randolph Wilcox (EV South)
  - a) Representing GTC Design at 12th & J
  - b) No questions from the board.
3. Yichao Gu (Horton/Gaslamp & Core)
  - a) Resident at Gaslamp.
  - b) No questions from the board.
4. Moriah Saldaña (At Large)
  - a) Resident of East Village, former City of SD employee in the Climate Action Plan team.
  - b) Chloe: Can you share skills and experience for the board?
    - (1) Leading a team of 10 to advance climate action in the City of SD. Has expertise in mobility and can share insights with DCPC. Knows people in government who are responsible for infrastructure and how processes work.
  - c) Chloe: Can you serve on a subcommittee:
    - (1) Yes
5. Gabrielle Werve (At Large)
  - a) East Village / Core Columbia resident at the Diega building

- b) Chloe: Can you tell us experience with community engagement and marketing?
  - (1) Most of my experience is working with small businesses on marketing. Worked with Downtown San Clemente organization to boost commercial corridor.
- c) Chloe: What subcommittees are most interested in?
  - (1) Marketing and website efforts.
- 6. Joshua George (At Large)
  - a) Resident of East Village and business owner in the Gaslamp.
  - b) Chloe: What interest do you have in the council and where do you see yourself most contributing?
    - (1) As a business owner in Downtown I have an interest in improving Downtown. Can also bring a new perspective to the board.
- B. No public comments.
- C. Jean Paul: Question to clarify there are 2 At Large seats available.
- D. Manny motions to appoint candidates for uncontested seats. Nancy seconds. Motion passes unanimously.
  - 1. Yichao, Michael and Vanessa are now seated on the board.
- E. Chloe endorses Moriah Saldaña for their extensive experience with City government and processes. Chloe Endorses Gabrielle Werve since we need to boost our marketing and engagement efforts as we seek to become the City's certified planning group for Downtown.
- F. Chair asks board members for further comments and hears none.
- G. Manny endorses Moriah and Gabrielle for the same reasons as Chloe.
- H. Manny motions to appoint Moriah and Gabrielle to the remaining 2 At Large seats. Chloe seconds.
  - 1. Jean Paul brings a perspective we don't have and need, 24/7 wheelchair. Nancy also suggests we include Joshua for a perspective we need now.
    - a) Manny: Let's look into adding a seat for disability in our upcoming bylaws reforms.
  - 2. Greg asks Manny about Mary's involvement in elections.
    - a) Manny: Mary was very helpful in the election process. Staffing polling booths together. Also in our Public Spaces committee.
  - 3. Chloe: We have often had men interested in the board and would like to go towards a more gender equal board.
  - 4. Nancy asks a question to clarify we are voting on a slate.
  - 5. Yes: Manny, Chloe, Tyler, Brendan, Nima, Edward, Yichao, Michael
  - 6. No: Nancy, Jean Paul, Greg, Vanessa.

#### **IV. Community Reports**

- A. Representatives from Elected Officials and Agencies:
  - 1. DSD's Urban Division - absent

## 2. Mayor's Office - email from Kohta on Conservatorship Reform:

### Conservatorship Reform

- A bill we are strongly supporting that would help modernize California's mental healthcare system has taken a critical step toward becoming law, passing both houses of the State legislature and heading to the Governor's desk to be signed into law.
- Senate Bill 43 by State Senator Susan Eggman would reform our state's conservatorship laws in order to ensure those suffering from extreme mental illness get the help and care they need.
- Specifically, it would modernize the definition of "gravely disabled" to better meet the needs of people experiencing severe mental illness.
- These reforms will result in more compassionate, effective, and efficient support for people experiencing mental health challenges while also helping to address our homeless crisis and ultimately save lives.
- REMINDER: CARE Court, signed into law last year by Governor Newsom, will be implemented this October. San Diego County, lobbying for its passage extensively in the past, will be one of the first counties statewide to begin implementing this much needed mental health service.

3. Councilmember Whitburn's Office - Emily Bonner: D3 budget survey. City Council back in session after August recess.
4. Assemblymember Boerner's Office - Margaret Doyle: Assembly entering their of the year recess. Asm. Boerner had 10 bills go to the Governor's office, 2 signed already. Audit on public utilities commission results released, found they haven't done a good job at protecting ratepayers. SB 411 would only apply to Los Angeles, and will look into other bills to see if they will apply to SD.
5. Senator Atkins' Office: absent
6. Supervisor Vargas' Office: Absent
7. Downtown Partnership - Jordan Latchford: We are a non-profit organization. We run Clean & Safe. Super excited about Horton. September 28th is our Rediscover Downtown event to bring folks back to Downtown. We have neighborhood walkabouts (Next one on September 29th in the East Village at Holy Matcha).
  - a) Moriah: Do you partner with the Get it Done app?
    - (1) Jordan: No, it's a dream!
  - b) Brendan: What's the Horton update?
    - (1) Jordan: They've signed Sprouts and other retail tenants.
      - (a) Manny: Sweetgreens, shake shack.
  - c) Greg: Contract for Clean & Safe coming up. How do we engage?
    - (1) Jordan: 10 year contract voted on by property owners. You will get a ballot in the mail. Campaign has kicked off. No hard deadline yet, likely mid-next year. Working on a campaign since 2021.
      - (a) Nancy: Requested increase on assessment?
        - (i) Jordan: I don't know.
        - (ii) Tyler: It's 10%
    - (2) Jordan: We are happy to come back and have a detailed full presentation on the contract.
      - (a) Manny: That would be great.

- B. Seaport San Diego Update - Ken Moore [presented after Bosa Map Waiver]
1. Slides attached below.
  2. Jean Paul: What's going to happen to Seaport Village tenants?
    - a) Ken: Project is many years away. We'd be happy to have them stay.
  3. Gabrielle: Have you thought about speed differentials between pedicabs and pedestrians? How is it going to be regulated?
    - a) Ken: EIR will study this. We're hearing there needs to be a bike lane for them.
  4. Ken: This is not connected to IQHQ. The Headquarters are also a separate property.
  5. Nima: If EIR gets approved, when will it break ground and what is the phasing schedule?
    - a) Ken: Approval will be 3-4 years. I'll find a development timeline for you. Will be a phasing plan. Starting a few years after approval.
  6. Greg: I saw a site plan in which the new Ruocco park is smaller, can you clarify new plans?
    - a) Ken: New Ruocco park will be a ¼ of an acre larger, in line with the definition of open space as defined by Park & Rec.
  7. Greg: Why is the bulkhead moved out?
    - a) Ken: Additional opportunities to create access opportunities for the waterfront.
  8. Nima: What will happen to the statue?
    - a) Ken: I do not know right now. Nothing is off the table at this point.
  9. Ken's follow up from questions asked:

Hope had a great weekend. Please find the below response to your questions as well as two others I had in my notes to respond to. Thank you again for the opportunity to present.

Thanks,  
Ken

1: What impact did the discovery of a fault line have on the proposed project?

A: The project has been designed with buildings set back from the fault zone. A geotechnical review will be conducted as part of the environmental review process.

2: What is anticipated to be the construction schedule?

A: Due to the complexity and size of the proposed Seaport San Diego project, it takes time to finalize design, environmental review, entitlements, real estate agreements, and permits. It will be several years before the project can break ground. The project must first clear all entitlement and approvals from the Board of Port Commissioners, the California Coastal Commission (CCC), and the City of San Diego (amongst others) before construction could commence. Due to various factors, it's too early to be more specific. It's also important to note that the project will be constructed in phases over an approximately 7- to 9-year period (phases and projects within each phase are to be determined).

3: Why is the bulk-head being proposed to be extended?

A: 1HWY1 has proposed additional improvements in the water area, including 27 acres of water area outside the current U.S. Pierhead Line. All improvements – and expansion of the project area – are subject to additional review and approvals and will be analyzed during the environmental review process.

## V. Permits

### A. [Bosa Development Map Waiver for 1169 8th Avenue](#)

### *Action Item*

1. Paul Lamme, Vice President at Bosa: Site used to be a surface parking lot. Southern half will be a park. Project started out as 480 apartments. Reduced units to 389 apartments. We had a lot of one-beds turned into two bedrooms. More than 2/3s are 2-bedrooms. 40 stories, rich in amenities, podium with pool, 4 levels of underground parking and 4 stories above grade, 472 residential parking spots and some guest & retail spots, created an urban plaza on 8th & B.
  - a) Manny: Do you recall if this project had already come to this committee?
    - (1) Paul: No
    - (2) Nancy and Gary clarify that it was already reviewed.
  - b) Gary Smith: Asks new members to make sure the project is in accordance with the community plan, to read proposed and previous legal descriptions, and to ask for details about the park. Downtown Residents Group thinks this is an outstanding project.
  - c) Manny: Will the park be open and not gated?
    - (1) Paul: Yes
  - d) Manny: Will HOA be responsible for that park?
    - (1) Paul: No. Park is a separate project.
  - e) Jean Paul: Last Bosa building, Sabina, only had franchises and no business owners.
    - (1) Paul: I don't know if we will keep or sell the condo commercial spaces. We own them in Sabina but if they can be sold we will sell them.
  - f) Jean Paul: Can we have small businesses over franchises?
    - (1) Paul: Yes, but currently the market is hard. Diega has empty commercial spaces on the ground floor.
  - g) Greg: Asks what we are approving.
    - (1) Manny: This Map Waiver will allow Bosa to jump a bunch of bureaucratic
    - (2) Brendan: It's a waiver for the tentative map. After being granted this they will jump to the final map.
  - h) Chloe: Brian Schoenfisch is trying to move away from above ground parking. Have you considered alternatives?
    - (1) Paul Lamme: We need more parking spots. These are for sale products. Project already has less parking than what we already would do for a condo. Portions of podium parking are wrapped with units.
      - (a) Manny: What was the
        - (i) Paul: \$6.4M

- i) Chloe: Affordable units?
  - (1) Paul: Paying in-lieu fee. 5% 3-beds (23 3-bedrooms).
- j) Chloe: Provisions to promote transit?
  - (1) Paul: We haven't done that yet.
- k) Manny: Is Bosa aware of reduced parking?
  - (1) Paul: Yes
- l) Manny: Do internal market calculations still urge for this amount of parking?
  - (1) Paul: Yes. This is lower than our usual and could be a challenge for us, we typically target 1 parking spot for the bedroom.
- m) Manny: Do you know the occupancy rate of the parking garage in Diega?
  - (1) Paul: Diega is a rental. No issues there with reduced parking but it is rental.
- n) Yichao: Any debundling of the cost of parking from the condo?
  - (1) Paul: Looking into that. There's challenges. How do you break up the HOA's responsibility for the garage? Still exploring it.
- o) Manny: Do you have a unit cost per parking space?
  - (1) Paul: No
  - (2) Jean Paul: Parking spaces in previous Bosa buildings 15K-20K
- p) Manny: Opportunity cost, how many more condos could there be instead of above-grade parking?
  - (1) Paul: Not explored too much. We already reached max FAR.
- q) Chloe: Study on impact of hundreds of cars
- r) Tyler motions to approve Map Waiver. Nancy second.
  - (1) Brendan thinks it will be a great addition to the neighborhood.
  - (2) Manny encourages Paul to come to future meetings prepared with unit cost of parking spaces and opportunity cost of homes.
  - (3) Unanimous approval.

B. 4 in Kettner Restaurant Neighborhood Use Permit

**Action Item**

1. Manny: 2,400SF outdoor dining area at 2215 Kettner Boulevard
2. Two folks from the project (did not introduce themselves) speak
  - a) Wants to increase capacity (current is 90)
3. Gary Smith (Downtown Residents Group: Likes the design. Wouldn't expect an outdoor patio in this part of town. Neighboring houses are

occupied by businesses, not residents. Recommends strongly that DCPC approves the DCPC.

4. Marco Li Mandri (Little Italy Association): Endorses project. Expects everyone to close by midnight, folks not allowed to serve after 11. This area is becoming something that it never was. Owner operated too.
5. Moriah: Clarifying it was already a wine bar with outdoor dining, just expanding it.
6. Nima: As Little Italy resident representative, motion to approve NUP. Manny second.
  - a) Passed unanimously.

## VI. Committee Reports

### A. Public Spaces - Manny Rodriguez

1. Parks & Rec Letter to Pinnacle on Faultline Park's Maintenance
  - a) Letter requests that Pinnacle address the issues the neighborhood has been raising regarding the poor maintenance of Faultline Park.
  - b) Emily Bonner: We are meeting with the Mayor's office on this. Will provide a copy of the letter.
2. Gallagher Square Noise Lawsuit
  - a) Manny:
  - b) Laurie Madigan: Representing Residents Concerned About Gallagher Square Noise. EV residents first brought this to DCPC in 2019, also presented in Spring of this year. This is now a matter of litigation so I am limited in what I can say. Provides brief history of the group. City has not responded to our reports of unhealthy and dangerous noise levels, as measured by a 2022 study. 1999 Ballpark agreement and EIR requires high noise attenuation. Sent a letter to the City in March. Meetings with City and Padres have not been fruitful. Litigation was the only recourse. Our goal is not to stop concerts but to enforce ordinances and agreements.
  - c) Gary Smith: This is a public park. City makes money from concerts and this is an obstacle. Padres are in violation of a lot of things and the City is not enforcing the laws.
  - d) Jean Paul: Do the people filing the suit like the concerts?
    - (1) Laurie: We don't like the noise levels.
      - (a) Jean Paul: But you live in front of a ballpark.
        - (i) Laurie: concerts are supposed to point away from the residences.
  - e) Jean Paul asks questions about remodeling but Laurie and her group have not been informed about the remodels.
  - f) Nancy: I remember this being on the board when I first joined in 2017. I suggest we give them a letter of support.

- (1) Chair: We can bring an action item on this next month.
- g) Brendan: I used to live 2 blocks from Gallagher Square. Loved concerts and noise. I chose to live next to the Ballpark because I didn't want peace and quiet.
- 3. Port of San Diego Acquires 1220 Pacific Highway from Navy
  - a) Manny notified the board of the acquisition. No comments.

**B. Communications - Brennan Doyle**

- 1. Website Update
  - a) Manny will be working with Gabrielle and repairing the website.
- 2. Brennan Update
  - a) Brennan is moving to San Francisco for work and will be stepping down.

**C. Chair's Report - Manny Rodriguez**

- 1. Agenda Distribution & Teleconferencing Requirements
  - a) Manny provides a rundown of requirements for teleconferencing. Last day to notify the Chair of teleconferencing is the Friday before the meeting.
  - b) Brendan suggests we vote on a teleconferencing policy at our next meeting.
- 2. Little Italy Historical Designations
  - a) Manny The Blick building was deemed NOT historic. Adjacent single family homes still in review.
- 3. Vacancies
  - a) Marina business and Columbia business are the remaining vacancies.

**VII. Adjournment**

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

**Remote Teleconference Locations:**

- Edward Kaen: 50 Central Park S, New York NY 10019



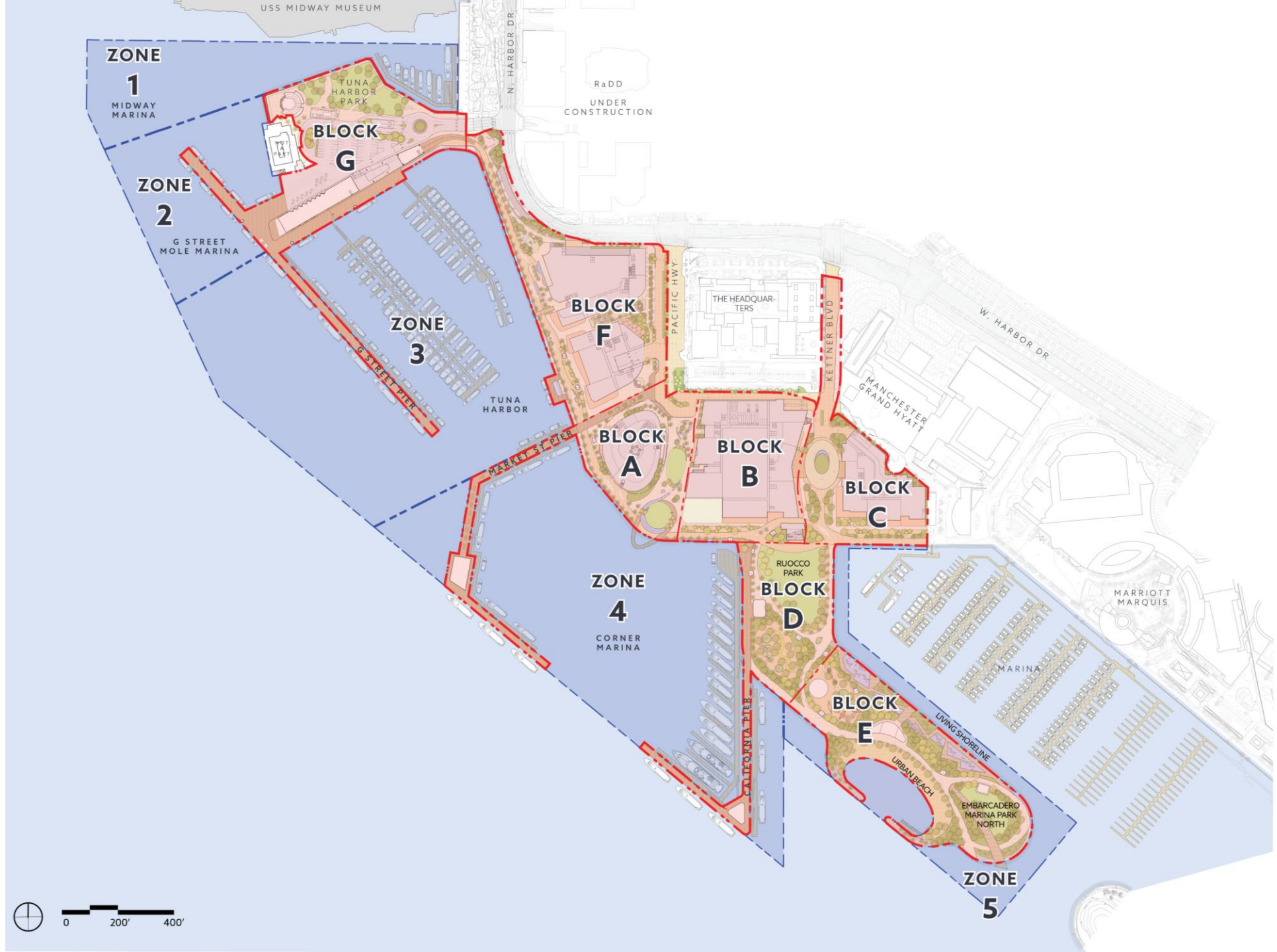
**A NEW VISION FOR**

# **SAN DIEGO'S DOWNTOWN WATERFRONT**



Presented to: Downtown Community Planning Group  
September 20<sup>th</sup>, 2023

# SITE PLAN



# PUBLIC AMENITIES

More than 16 acres of recreational open space with enhanced public access and amenities

- An urban beach with direct access to the water
- A living shoreline for tidepool exploration
- An expanded promenade with a protected bike lane
- Community mobility connections
- FREE public events including live music, fitness and wellness classes, and environmental education
- Diverse and engaging public art





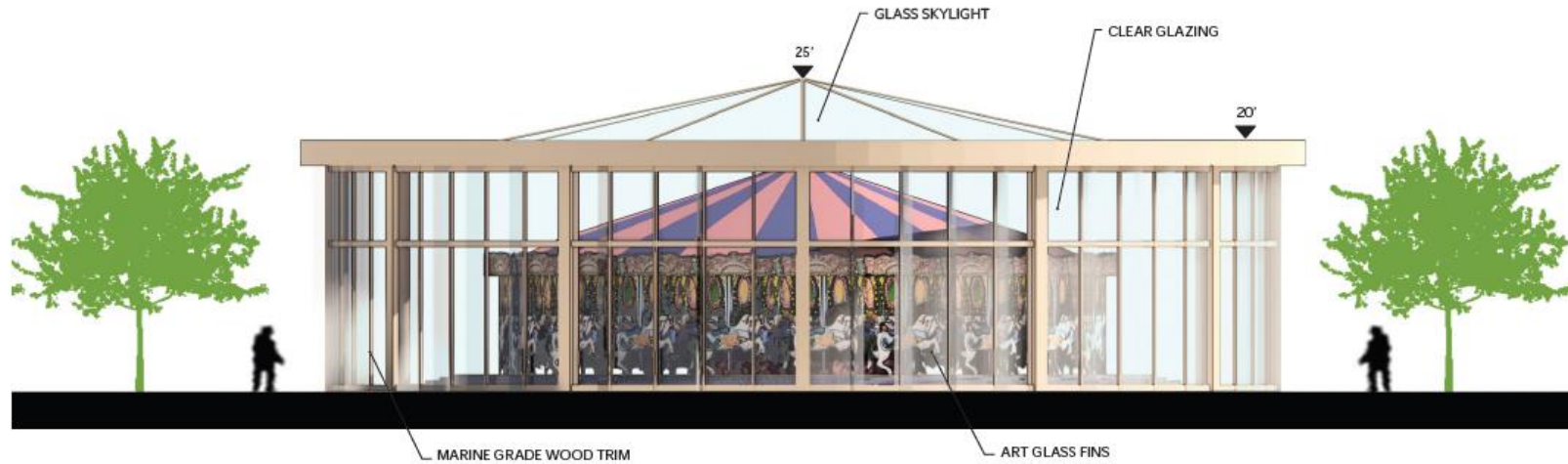


ARCADIS





# 1895 LOOFF CAROUSEL





# EXPERIENCES

## SEAPORT TODAY



### TODAY

MARINA PARK  
TUNA HARBOR PARK  
MARKET ST. PIER  
RUOCCO PARK  
DECK CHAIRS ON THE SAND

### TOMORROW

MARINA PARK  
TUNA HARBOR PARK  
ENHANCED MARKET ST. PIER  
NEW RUOCCO PARK  
NEW URBAN BEACH  
NEW SEAPORT STEPS  
NEW KIDS NATURE PLAY  
NEW LIVING SHORELINE  
NEW GREEN STRAND  
NEW PACIFIC POINT  
NEW CALIFORNIA PIER  
NEW WATER FEATURES  
NEW EMBARCADERO GARDENS

## SEAPORT TOMORROW



# TIMELINE

**2023**

Environmental  
Review commences

**2024**

Draft EIR (anticipated)

**2025**

Final EIR certification  
(anticipated)

Project approvals by the  
Port of San Diego

**2026-\_\_**

Coastal Commission  
Review

*\*All dates anticipated and subject to change*



THANK YOU

