



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Downtown Community Planning Council Meeting Agenda

February 21st, 2024, 5:30 PM

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

[ZOOM Online Link](#)

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

I. Call to Order & Roll Call

II. Consent Agenda

Action Item

- A. [January Minutes](#)
- B. Thank you letter to the City for quickly reinstating the Quiet Zone
- C. Appointment of Gabrielle Werve as Communications Committee Chair

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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. Letter of Support for H Barracks Safe Sleeping Site

Action Item

VI. Discretionary Approvals

- A. [Airport Land Use Compatibility Overrule Hearing Request](#)
- B. [Granger Hotel Off-Site Alcohol Sales](#)

Action Item p. 5

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VII. Letters of Support

- A. [Park-Way for a Day](#)
- B. [William Heath Davis Memorial](#)

Action Item p. 7

Action Item p. 8

VIII. County Budget Priorities

Action Item

IX. State Budget Priorities

Action Item

X. Committee Reports

- A. [Elections - Brendan Bargmann](#)

1. Update on Elections

B. Communications

1. Update on website and social media

C. Downtown Community Plan Update Committee

1. Appointment of new Chair and members

Action Item

D. Public Spaces - Manny Rodriguez

1. Balboa Park Committee report - Chris Eddy
2. Downtown Parking Management Group report - Manny Rodriguez

- a. Letter to Request City action on budget

Action Item

3. Downtown Parking Management Group Alternate Selection **Action Item**

Next meeting on February 26th, 5:30 PM, at City Hall's 12th Floor Committee

Room. Presentations from Port of San Diego, Balboa Park Cultural Partnership.

XI. Pulled Items from the Consent Agenda

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

XII. Remainder Non-Agenda Public Comments

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

XIII. Adjournment

Next meeting on March 20th, 2024, 5:30 PM, at City Hall's 12th Floor Committee Room.

January Minutes

Downtown Community Planning Council Meeting Minutes

January 17, 2024, 5:30 PM

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

- I. Call to Order 5:34 pm**
 - A. Roll Call completed, quorum established (13 of 15 (4 vacancies)) established.
 - B. In attendance: Rodriguez, Link, Bargmann, Eddy, George, Grey, Gu, Helmer, Saldana, Schwarz, Villarina, Werve, Winslow. Absent (2) Lauer, Randolph

- II. Consent Agenda:** Approved unanimously (13) with exception noted below.
 - A. DEC Minutes: Eddy abstained (absent).
 - B. Ratify Actions of the Communications Committee (attached)

- III. Non-Agenda Public Comment**
 - A. Kate Callen - 2024 Candidate for San Diego City Council District 3
 1. Promotes diversity on planning groups

- IV. Community Reports Representatives from Elected Officials and Agencies:** None.

- V. Appointment of Vacant Seats**
 - A. Little Italy Resident – Rammy Cortez resume provided with agenda, brief intro
 1. Motion for appointment – Rodriguez, 2nd Werve. No objections to hand vote, Unanimous approval of appointment (13). Seated immediately.

- VI. Resolution in support of Regulations of Smoke Shops near Schools**
 - A. *Manny Rodriguez motioned resolution and opened for discussion*
 - B. *DCPC members shared concern about absence of full understanding of the specific business (near library) approved by city and existence (or void) of ordinances re Smoke Shop locations, inventory, age restrictions.*
 - C. *Bargmann recommended issue be tabled to future meeting*
 - D. *Link motioned, Helmer 2nd that issue be tabled with minutes noting broad DCPC member concern expressed during discussions. Unanimously approved.*

- VII. Committee & Task Force Reports**
 - A. **Design Review Committee. Committee Chair** - Chloe Lauer taking a pause from DCPC. After board discussions Bendan Bargmann volunteered with no alternate candidate and no objections. DCPC Chair appointed Bargmann as Design Review Committee Chair. Rammy Cortez appointed to the Committee.

B. Elections Committee

1. Volunteer(s) sought to chair committees and run upcoming elections.
Discussion followed:
 - a) JP Schwarz and B. Bargmann appointed to co chair committee
 - b) It was noted that DRG had offered to help staff polling locations and that Make Pizza (Terry McCleary) had again offered his restaurant as polling location during business hours.
2. Seats up for election:
 - a) Little Italy Resident
 - b) Little Italy Business
 - c) Marina Business
 - d) Columbia Business
 - e) Cortez Resident
 - f) Horton/Gaslamp Business
 - g) East Village North Resident
 - h) East Village South Resident
 - i) 3 At Large Community Organizations
 - j) 2 At Large for any resident, business, or community organization

C. Public Spaces

1. Balboa Park Committee - Chris Eddy
 - a. Achieve quorum and met JAN 2024
 - b. Changes include anticipated Botanical opening end 2024, Auto museum façade updated
 - c. (5) restrooms to be rebuilt are the Organ Pavillion, Auto Museum, Spanish village, Jr. Theater, Morley Field.
 - d. Parks and Rec hired AEA Consultants to activate Balboa Park, recommended member survey completion, and attended open meetings.
 - i. City provided a late notice of 2.5.24 public zoom meeting.
 - ii. AEA will also be hosting a public engagement session to gather additional public input. Thursday, March 7 at Balboa Park Committee Monthly Meeting at Santa Fe Room / Balboa Park Club 6 p.m. to 8 p.m. 2150 Pan American Road, West
 - iii. [Balboa Park Visitor Priorities Survey \(research.net\)](#)
2. Parking Management Committee – Rodriguez to appeal for DCPC member
 - a. Discussions re \$2.1M budget upcoming fiscal year, Consideration of, climate action, meter revenue, JP as alternate member. Manny encourages attendance by all.

VIII. Adjournment 6:45 pm Next meeting on February 21st, 5:30pm. City Hall's 12th Floor Committee Room.

Airport Land Use Compatibility Override Hearing Request

Project Number: PRJ-1107392

Address: 2345 Kettner Boulevard

Project Information: Dreamboat - Site Development Permit (Process 5) to request an Airport Land Use Compatibility Override Hearing to consider overruling a determination of inconsistency from the San Diego County Regional Airport Authority for a deviation from the maximum land use intensity within Safety Zone 2E of the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code, allowing the future development of hospitality, restaurant, office, and wellness center on the 24,754 square-foot site at the northeast corner of Kettner Boulevard and West Juniper Street at 2345 Kettner Boulevard within the Mixed Commercial zoning district of the Centre City Planned District and the Little Italy neighborhood of the Downtown Community Plan area (Council District 3).

Letter of Request:

https://dsdfiles.sandiego.gov/PDRx/PRJ-1107392_Narrative_12-14-23.pdf

Airport Land Use Commission Consistency Determination:

https://dsdfiles.sandiego.gov/PDRx/PRJ-1107392_ALUC_Consistency_Determination_Advisory_Review.pdf

Plans and Analysis:

https://dsdfiles.sandiego.gov/PDRx/PRJ-1107392_Plans_and_Analysis_2023-12-11.pdf

Granger Hotel Off-Site Alcohol Sales

Project Number: PRJ-1102259

Address: 449 Broadway

Project Information: Conditional Use Permit for alcoholic beverage sales for off-site consumption in an existing 2,500-square-foot space within the Granger Building located on a 12,500-square-foot site at 449 Broadway on the southwest intersection of Fifth and Broadway in the Gaslamp Quarter of the Downtown Community Plan area (Council District 3)

Letter of Request:

https://dsdfiles.sandiego.gov/PDRx/PRJ-1102259_LetterofRequest.pdf

Plans:

https://dsdfiles.sandiego.gov/PDRx/PRJ-1102259_SiteDevelopmentPlans.pdf

Photo Survey:

https://dsdfiles.sandiego.gov/PDRx/PRJ-1102259_PhotographicSurvey.pdf

Park-Way for a Day

Presentation by the Park-Way for a Day group:

<https://drive.google.com/file/d/1LU38CN31uLSYWYhKMJupYv72HcwwEVvB/view?usp=sharing>

William Heath Davis Memorial

Presentation by the Kanaka Davis Trust Group & Gaslamp Quarter Historical Foundation:
<https://drive.google.com/file/d/1eEOQhyj5At7g7nSdS0cemlfHD6OYp7Mu/view?usp=sharing>