



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Downtown Community Planning Council (DCPC) Meeting Agenda

April 16, 2025, 5:30 PM

City Hall 12th Floor Committee Room

202 C Street, San Diego, CA, 92101

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

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. Manny Rodriguez Stepping Down | p. 3 |
| B. March 19 2025 Minutes Approval | pp. 4 - 10 |
| C. 14th Street Greenway Project in East Village | p. 11 |
| D. Port of San Diego Increases Parking Fees at Embarcadero Marina Park | p. 12 |
| E. Administrative Policies Update | p. 13 |

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. Pipeline Replacement in Little Italy | p. 14 |

V. Leadership Selections & Appointments

Action Item

- | | |
|---|--|
| A. Elect the Executive Chair, Vice Chair, and Secretary | |
| B. Appoint Alternates to the Executive Chair on External Entities | |
| C. Assign Committee Seats | |

VI. Committee Reports

- | | |
|---|-------|
| A. <u>Public Spaces - Gary Hewitt</u> | |
| 1. Downtown Parking Management Group Report | p. 15 |
| 2. Balboa Park Committee Report | p. 16 |

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 May 21, 2025, 5:30 PM, at City Hall's 12th Floor Committee Room.



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

April 11, 2025

To:
Downtown Community Planning Council

Dear Colleagues,

I am writing to formally submit my resignation from the Downtown Community Planning Council, effective April 30, 2025.

Serving as an elected member and the Executive Chair of the Downtown Community Planning Council has been a rewarding experience. During my tenure, I worked to advance transparent governance, expand the Council's scope, champion active transportation improvements, and facilitate the approval of projects aligned with our vision of a Vibrant Downtown for All. I'm especially proud of driving the reformation of the Downtown Parking District, transforming a low-profile operation that spent millions of public funds without Brown Act compliance into a more accountable nonprofit entity.

I will miss the adventures that come with being the Executive Chair. I encourage future leaders to stay bold and collaborative, to continue engaging with the City's Urban Innovation Division, the neighborhood Assessment Districts, the Downtown Parking District, the Port and Airport Authorities, and any key partners who also shape Downtown. This Council is ultimately what you make of it—whether a body that passively reviews permits or a proactive force guiding Downtown's growth.

I must now realign my commitments to make a broader impact. I look forward to devoting more time to my role as the recently elected President of the YIMBY Democrats of San Diego County, a policy advocacy organization and political action committee.

It has been an honor to serve and learn alongside you, and I wish all of you continued success as you further enhance our Downtown into America's finest.

Warm Regards,

A handwritten signature in black ink, appearing to read 'MR' in a stylized, cursive font.

Manny Rodriguez
Executive Chair
Downtown Community Planning Council

March 19 2025 Minutes Approval

Bob Link, Executive Secretary

Proposed Action

Approve the meeting minutes for the March 19 2025 meeting of the Downtown Community Planning Council.

The minutes are on pages 5 - 10 of this agenda packet.

Downtown Community Planning Council Meeting Minutes

March 19, 2025, 5:30 PM

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

1. Call to Order 5.35pm & Roll Call

1. In attendance (11): Rodriguez (Chair), Bargmann (V. Chair), Link (Scty), Barr, Eddy, Helmer, Hewitt (Late, after Item II), JP Schwarz, E. Schwarz, Werve, Winslow
2. Absent: (4) Gu, So, Tan,
3. Vacancies: (5) Horton Gaslamp Bus.; Columbia Bus.; EV North Bus.; EV South Bus.; Marina Bus.

2. Consent Agenda: Bargmann, JP Schwarz (2nd) Approved (Items A,B,C, D) 10-0-0

- A. February Minutes Approval (without changes)
- B. Partial Court Ruling on Tailgate Park Redevelopment
- C. County Approves \$26.5M for downtown jail upgrades
- D. New Gaslamp Building Offering Short- to Long-Term rentals
- E. Proposed Ballpark Subdistrict for Maintenance Services (Moved off consent agenda per Link request)

3. Non-Agenda Public Comment

1. Rob Quigley – “Red Flag” concerns re Consent Agenda Item E - RFP/Zoning.
 1. Such a Community Plan Change requires study, not haphazard
 2. Concern with cost to residents vice-for-profit business cleanup

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

- A. Randy Reyes, SD Mayor Rep
 1. City Supports CALTRANS / City (Clean and Safe) collaboration
 2. Measure B Trash and Recycling Workshop Monday 3.24.2025
Balboa Park, Casa Del Prado Room 101, 5:30pm. Feedback re fees, voters, eligibility
 - a) [2025-02-23-city-of-san-diego-invites-residents-to-learn-more-about-proposed-trash-and-recycling-services.pdf](#)
 - b) [ST29344 Curbsider Single Sheets CL1.indd](#)
 3. SD Celebrates 10 Women for City Wide Leadership recognition
 - a) [Mayor Gloria Honors Influential 'Women of Distinction' in San Diego | City of San Diego Official Website](#)

4. City Council approved 1000 shelter beds (multiple locations)
 - a) [San Diego approves new sites after dumping 1,000-bed shelter proposal | California Construction News](#)
 5. Brief comment re H Barracks Safe Parking Lot (190 spaces) approval
 - a) <https://webdocs.sandiego.gov/newsletters/mayor/update-on-homeliness-240712.html>
 6. Reiterated that San Diego County is responsible for mental health
2. Robson Winter (AD77 Rep Tasha Boerner rep)
 1. Highlighted support for following issues: Density Bonus resolution, affordability hopes for low income households, Environmental ban on microplastics, AB1017 Gas/Electric provider Annual Reports for targeted Build Out. [Reports on Utility Costs](#) ASM Boerner is also on the Utilities and Energy Committee most recently researching 2025 Wildfire Preparedness and Power Outages. [2/19/25 Agenda](#)
 3. Clayton Fowler DSDP, Alonso Vivas CLEAN AND SAFE
 1. Highlighted 3.28.2025 9:00am Cortez walkabout And EV 3/23 Cleanup check [Neighborhood Walkabout – Downtown San Diego Partnership](#) and sign up for current info at [Clean & Safe – Downtown San Diego Partnership](#)
 2. Reviewed DSDP Unsheltered statistics (March report not yet available) [February-2025-Unsheltered-Counts-W-Maps.pdf](#)
 3. Clean & Safe Services & Stats [Maintenance – Downtown San Diego Partnership](#) [Street Sweeping Route and Schedule](#)
 4. PBID Renewal [PBID Renewal – Downtown San Diego Partnership](#)
 - a) Ballpark District Item - 74% voter approval. Unanimous approval by City Council. Ballpark Subdistrict Details to be shared when contract complete on/before 01 July 2025. Services will be consistent with Clean & Safe standards, PBID administration, same rates, consistent with Ballot approval.
 - D. Airport Liaison Report (Ethan Paul)
 1. Curfew Violations increased in 2024 due to weather events.
 2. Airline Viloations decreased in 2024.
 3. Nose reduction plans were considered and rejected as noise reduction such as slower takeoff are pilot condition based decisions not operationally enforceable by FAA.

5. Discretionary Approvals

1. Celine Project (Little Italy)
 1. Architect/Developer presented project as approved unanimously by Design Review Committee
 2. On property Historical House incorporate remains a corporate priority
 3. Development is anticipated to be 100% affordable, workforce housing at \$1700 per month rent for studios. SDHC final negotiations pending with anticipated result to shield developers from property taxes.
 4. Public Question (Maxwell) asked for plans for commercial café/store – reply was not yet determined by the Developer remains a Sm Business advocate.
 5. Gary Smith (DRG President) shared concerns regarding incomplete SDHC commitment, airspace in adjoining property permanence, block wall aesthetics. Developer reply:
 - a) referred to his track record of projects contributing to communities,
 - b) 100% affordability objective;
 - c) Confirmed Air Rights thru life of the project
 6. Little Italy Association endorsement has been received. Opinion is that the historical property is not “smothered” by the 5 story building
 7. Board member concerns re State monies (none), Parking (none).
 8. Motion by Eddy (as great property improvement)/Hewitt 2nd Approved 9-0-1 (Winslow recused).

IX. Item Pulled from Consent Agenda: Ballpark District Maintenance

Moved up for convenience of attendees.

1. “Entertainment District” in Ballpark District RFP is unrelated issue deferred
2. Clayton described the DSDP subcontract as beneficial to downtown
3. Board feedback joined by several included:
 1. Maintenance District was DSDP initiative. Failures in privatization noted (Bargmann)
 2. Maintenance standards approved by City Council have to be met (Hewitt)
 3. Failures in enforcement (Faultline Park) noted (Hewitt)
 4. Padres failure in public partnership (Restrooms) (Link)
4. Public Comment:
 1. DRG (Gary Smith)
 - a) Clean and Safe has successful history in civic support and involvement including its app.
 - b) If Maintenance District is better/cheaper – why not pursued elsewhere

- c) Where is funding coming from to provide service? Why Sempra carve out?
 - d) Where is EV BID “promotion” vice DSDP?
- 2. Kathleen Hallahan
 - a) Concern with Padres outsized influence as news release confirms the Maintenance District discussions were in discussions long before PBID vote confirming Clean and Safe commitment
- 3. Rob Quigley concerns noted Agenda Item III above
- 5. The Maintenance District is not in itself a DCPC Action Item but concerns expressed re community plan and impact are noted. DCPC will continue to monitor relevant Action Items.

6. Committee Reports

- 1. Public Spaces (Hewitt)
 - 1. Trolley connection is being studied. SANDAG Workshops are anticipated (unknown if in person or online participation options available to public). It was noted that no public funds are available, MTS buses provide reliable service. Airport transit survey(s) are expected to evaluate demand from North County and South County.
 - 2. Public feedback included when community feedback will be available (tbd) (Maxwell), Optics vs action (Barr, Helmer)
- 2. Downtown Parking Management Group (DPMG) Report
 - 1. (Rodriguez) The meeting was cancelled this month. The Downtown Parking & Mobility Alliance corporation is absorbing the DPMG.
- 3. Street Design Manual Commitment Letter (Action Item)
 - 1. Details provided with Agenda
 - 2. Public Comment (Maxwell): Concerns with lack of enforcement and project efforts/delays
 - 3. Board Comments: (Eddy) not a proponent of diagonal crosswalks. Noted that Pedestrians continue with diagonal crossing. (JP Schwarz) noted that diagonal crosswalks are traffic calming. (Werve) noted that traffic calming is good in face of increasing red light violations noted as a pedestrian, diagonals are designed for anticipated increases to urban population to 100,000 population, appropriate controls anticipated at high volume intersections.
 - 4. Motion to approve with modifications to diagonal crosswalks Werve/Bargmann 2nd. Approved unanimously.
- 4. Balboa Park Committee Report (EDDY)

1. Environmental Services has focused on clearing encampments, elevating correction of vandalism challenges, completing water and storm drain repairs
2. Re Starlight Theater – CITY RFP for unknown reasons omitted repairs to Starlight Bowl and Stage. Discussion continues.
3. RFP is seeking new operator for Village Grill
4. Upcoming Balboa Park events including Ethnic Food Fair (5/3/2025) and International Cottages exhibits noted. Accurate online calendar not provided but noted that [What's Happening | Balboa Park Explorer](#) is one information resource.
5. Community Prioritization Framework highlighted. Priorities are Maintenance (highest priority by wide margin) followed by Mobility, Visitor Experience. Details at City website [bpcagenda20250306-item3.pdf](#)
 - a) Frustration was expressed re maintenance backlog (Bargmann)
6. Other items include ongoing museum conversions (Fleet Center, others), Civic Gym historical preservation included in ongoing modifications. Girl Scouts have been actively planting trees.
7. Consideration of adding parking meters to Balboa Park with 2 hour limits. Issue gathered large negative response from DCPC board members as outrageous contradiction to day visit experience, inconsistent support for event schedules. Fund raising needs to be balanced against access, better use of shuttles, credit for uber/lyft trips, etc.
8. Balboa Park Police oversight changes is a potential future DCPC presentation.

7. DCPC Annual Report 2024-2025 (Action Item) (Rodriguez)

1. Manny Highlighted Draft Report provided with agenda as Good Governance, highlight of Social Media Presence, refocused direct participation in DPMG, Engagement in Park Maintenance
2. Board Feedback (Helmer) shared confusion with inclusion of DPMG appendix apparent inclusion – Rodriguez explained run on Agenda appendices that were unrelated to Annual Report.
3. Motion and second made to approve the report with election outcomes and feedback to be discussed in the following item. Unanimous approval.

8. Elections (Link).

1. Election specific numbers to be provided separately. No exceptions were taken to ballot, no positions had competing candidates, ballot candidates all received votes. Members elected with vacant positions noted.
2. Election weaknesses that resulted in noncompetitive and unfilled seats noted by members. Primary (shared) concern was collection on line and in person of PIN

data and (corrected) initial apparent requirement to have a gmail account to register as voter/candidate on Google Form

1. (Werve) should reexamine business orientation of DCPC website
2. (JP Schwarz) prior year successes based on walkup voting was missing this year
3. (Helmer) Issue engagement drives voters – opportunity to revisit newsletter/website subscription and build opportunity to follow up with previously registered voters
4. (Bargmann) Opportunity to revisit board balance and representation
5. (Rodriguez) The City should run the elections, it is an unrealistic expectation for community volunteers to properly run this endeavor.

9. Items pulled from Consent agenda. None additional

10. Remainder non-agenda Public Comments. None Additional

8. Adjournment: 8:10pm

**Next meeting on April 16, 2025,
5:30 PM, at City Hall's 12th Floor Committee Room**

14th Street Greenway Project in East Village

Downtown Community Planning Council News

Informational Item

The City of San Diego is converting a parking lane on 14th Street (between Market and Island) into a “greenway”—an expanded pedestrian space featuring landscaping, kid-friendly amenities, and stormwater infrastructure. Supported by downtown-specific funds, this \$3.8 million project is part of a broader strategy to make Downtown streets more walkable, connecting local parks and reinforcing neighborhood livability.

To learn more, read the following San Diego Union-Tribune article:

<https://www.sandiegouniontribune.com/2025/04/02/east-village-block-will-get-a-3-8m-greenway-in-place-of-parking-lane/>

Port of San Diego Increases Parking Fees at Embarcadero Marina Park

Downtown Community Planning Council News

Informational Item

Embarcadero Marina Parks North and South rates increased from \$1.75 to \$2.50 per hour. Enforcement will be seven days a week, from 10 a.m. to 8 p.m. The parks are open daily from 6 a.m. to 10:30 p.m., with a 3-hour time limit during enforcement hours. Early morning hours before 10 a.m. and after 8 p.m. will remain free.

To learn more, read the following KPBS article:

<https://www.kpbs.org/news/living/2025/04/02/san-diego-bayfront-parking-fees-increased-for-some-meters-stations>

Administrative Policies Update

Manny Rodriguez, Executive Chair

Proposed Action

Amend Administrative Policy III.C.1. as such:

“Draft minutes ~~must~~ should be prepared and made available to DCPC members for review no later than ten days prior to the next regularly scheduled meeting.”

Changing ‘must’ to ‘should’ will clarify that the policy reflects guidance rather than a non-negotiable requirement, preserving flexibility.

Pipeline Replacement in Little Italy

City of San Diego Engineering & Capital Projects

Informational Item

The AC Water Group 1033 North project will replace the aging and deteriorating water pipelines in the Little Italy-Downtown areas of San Diego. The construction of this project will take place on City right-of-way (streets) and other paved surfaces.

The project will:

- Replace 1.58 miles of existing pipe with new 12-inch to 16-inch PVC, or 24-inch steel, water pipelines
- Replace water services, fire hydrants, and other water appurtenances
- Abandon 0.19 miles of existing water main
- Provide a more reliable water supply by bringing the existing water pipelines up to current City standards.
- Resurface / Slurry streets impacted by its construction activities
- Install new curb ramps that will improve mobility access for people with physical disabilities
- Use best management practices (BMPs) for erosion control, storm drain inlet protection and restoration of disturbed areas to their original condition

Project Schedule

Completion of Project Design: Summer 2025

Construction: Spring 2026 – Winter 2028*

Project Budget

This project's construction budget is \$15.2 million.*

**Construction schedule and project budget are subject to change.*

Downtown Parking Management Group Report

Manny Rodriguez, Executive Chair

Informational Item

The Chair will provide an update on the Downtown Parking Management Group (DPMG).

Background

The DPMG serves as the advisory group to the Downtown Community Parking District and guides the allocation of parking meter revenue collected in Downtown. The Parking District can make modifications to curb colors, parking configurations, street configurations, and more.

The Downtown Community Planning Council's Chair serves as the Council's on the Parking District.

Balboa Park Committee Report

Chris Eddy, Downtown Community Planning Council Representative on Balboa Park Committee

Informational Item

The Downtown Community Planning Council's representative on the Balboa Park Committee will provide a verbal update on recent meetings.

Background

Per the City of San Diego:

"The Balboa Park Committee serves in an advisory capacity to the Mayor and City Council on policy issues relating to the acquisition, development, maintenance and operation of Balboa Park."