



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Downtown Community Planning Council Meeting Minutes

June 18, 2025, 5:30 PM

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

I. Call to Order & Roll Call

A. Call to Order

1. Meeting called to order at 5:41pm

B. Roll Call

1. In attendance (7 of 11): Helmer, Bargmann, E. Schwarz, J.P. Schwarz, Link, Hewitt, Salas, Barr, and Werve
2. Eddy joined meeting prior to Item VI
3. Absent: So

II. Non-Agenda Public Comment

- A. Mark Stephens- Noted concerns about new Seaport Village development. It will be adding more commercial space than the convention center. Project is behind schedule. Sen Padilla introduced bill to block California Coastal Commission from regulating port development. Development is not compliance with Downtown Plan. Asking DCPC to establish a position.

III. Community Reports

A. Representatives from Elected Officials and Agencies

1. Christina Gaffney: Community Representative (Councilmember Whitburn)
 - a) City passed budget: SB 546 (addresses homelessness on state right-of-ways) support from CC Whitburn. Fully funds homeless programs.
 - b) Councilman Whitburn voted against ADU proposal due to restrictive amendments Initial proposal capped units at seven, but passed version capped at four

- c) Councilman believed amendments were too restrictive given his support for increasing housing supply
- d) SB569 (California Homeless Encampment Collaboration Act): Introduced by Senator Katherine Blakespear, passed unanimously through Senate committees and Senate floor on June 4th. Now moved to Assembly for floor vote. Bill addresses homeless encampments on state rights-of-way and aims to increase collaboration between city and state entities.
- e) 1401 Imperial Ave Project: City Council approved conversion of former skydiving facility into 164 affordable housing units. Led by Father Joe's Villages, includes studios and 1-2 bedroom units for households earning 30-60% of area median income with 55-year affordability guarantee.
- f) SDPD Central Division: Conducting increased enforcement in East Village area, particularly around Park and Market.
- g) North Central Square Park: New proposed park coming to downtown on C Street between 8th and 9th Avenues.

IV. Committee Reports

A. Public Spaces (Hewitt)

1. No update

B. Balboa Park (Eddy)

1. Police Presence: Two officers now committed to Balboa Park with auxiliary office established for ongoing presence
2. Paid Parking Plan: Mayor's office discussed implementation of paid parking within the park. Revenue to remain in Balboa Park's budget. Times and rates still to be determined. Generally not favorably received by committee.
3. Botanical Building: Phase two of renovation starting, including surrounding landscape and pergola construction (pergola existed pre-WWII). Comments noted lack of connectivity between botanical building and pergola.
4. Municipal Gym: Upcoming facade restoration to historical standards
5. Starlight Theatre: Ongoing issues with gangs, graffiti, and homeless encampments
6. Next Meeting: July 10th at 4:00 PM, Balboa Park Club, Santa Fe Room

V.

VI. Action Items

A. Approve April Minutes

1. No discussion
2. Motion by Helmer, seconded by JP Schwarz, to approve minutes with formatting corrections. Unanimous approval.

B. Appoint New Board Members

1. Damon Robles- Gaslamp Core, Business Representative. Opening jazz bar with live music on 4th Ave & Market.
2. Motion by Bargman, seconded by Hewitt, to approve Damon Robles to serve remaining term of Horton/Core & Gaslamp Business position. Unanimously approved.

C. New Park; C St. between 8th and 9th Avenues

1. Project Overview:
 - a) Location: C Street between 8th and 9th Avenues, adjacent to new Andia Tower (Bosa development)
 - b) Size: Approximately 24,000 square feet (one-third of block, not half as initially stated)
 - c) Funding: Unique partnership with Bosa developer - they pay for design and construction, transfer ownership to city upon completion. Estimated cost of \$9 million
 - d) Timeline: Completion scheduled for Spring 2027 to coincide with Andia Tower completion
2. Design Considerations Noted by City:
 - a) Low maintenance, low security design due to budget constraints
 - b) Active park concept with around-the-clock usage
 - c) Musical theme tied to nearby Symphony and arts/culture district
 - d) Potential amenities discussed: dog park, pickleball courts, walking track, play equipment, coffee cart space
3. DCPC and Community Feedback:
 - a) Emphasis on bathrooms and water fountains as priorities
 - b) Concerns about maintenance and security

- c) Suggestions for adult social spaces beyond just child-centric facilities
- d) Questions about vendor partnerships and ongoing maintenance responsibility
- 4. Motion by Helmer, seconded by Werve to authorize chair to submit letter to Parks and Recreation Board encouraging emphasis on low-cost maintenance and security design elements and partnership with Clean and Safe. Unanimously approved.

D. Downtown Metered Parking

- 1. City Parking Reform Updates:
 - a) Dynamic meter pricing based on real-time demand
 - b) Special event surge pricing up to \$20/hour for events like Padres games
 - c) Potential Sunday enforcement (requires residential parking permits in residential areas)
 - d) Estimated \$18.4 million annual revenue if all reforms implemented
 - e) Elimination of community parking district requirement for new meter installations
- 2. County Grand Jury Report Recommendations:
 - a) Disband community parking districts due to mismanagement
 - b) Improve meter signage (currently confusing, especially around Petco Park)
 - c) Better visible signage for private parking garages
- 3. DCPC Discussion
 - a) Concerns about administrative costs and oversight
 - b) Need for better community involvement in budget decisions
 - c) Distinction between parking management groups and advisory boards
 - d) Meter revenue cannot be taken out of the district. Capped admin costs at 15%. Commenter noted support for rate changes.

4. Bob Link will discuss CPG involvement with CPA. Werve to talk to neighboring CPG about role of CPGs.Hewitt to develop framework for DCPC's role in role in parking management and recommendations for City administration. No formal action taken.

VII. Informational Items

A. New T1 at San Diego International Airport

1. Matt Harris, Director of Government Relations for Airport Authority provided update on Terminal 1 project
2. Project Overview:
 - a) Opening Date: September 23, 2025 (first flights night of September 22)
 - b) Capacity: Not building more airport capacity - improving customer experience
 - c) Current Status: Terminal 1 is 60 years old, designed for 12 million passengers, now handles 12 million of airport's 25 million annual passengers
3. Key Features:
 - a) 19 gates opening September 2025 (currently 14 gates operating)
 - b) Additional 3 gates opening ~6 months later
 - c) Final 8 gates opening early 2028
 - d) New roadway system - no longer access via Harbor Drive
 - e) New access point at Laurel and Harbor
 - f) 45,000 cars/day removed from public streets
 - g) Second parallel taxiway for improved efficiency
 - h) Transit-ready area for future regional transit connections
4. Airlines and Concessions:
 - a) Initial Wave: Southwest (primary), Breeze, Frontier, JetBlue, Spirit, Sun Country
 - b) Later Additions: Air Canada, WestJet, Delta (2028)
 - c) Local Restaurants: Cutwater, The Taco Stand, Lofty Coffee, Luna Grill, Better Buzz

- d) Art Program: Three themed districts (Heritage/Old Town, Seaside, Gaslamp Urban)
- 5. Transportation Changes:
 - a) New dedicated airport roadway system
 - b) MTS buses continue to curb access
 - c) Interterminal shuttle service
 - d) No moving sidewalks or people movers within terminal
 - e) Improved bike infrastructure and facilities
- 6. Future Projects:
 - a) Terminal 2 East renovation
 - b) Connector between Terminal 1 and Terminal 2
 - c) Grape and Hawthorne street improvements (bike lane on Grape)

VIII. Remainder Non-Agenda Public Comments

- A. Gary Smith (Downtown Residents Group): Highlighted that "North Central Square" is a placeholder name for the new park, emphasized it's one-third of a block (not half), noted Parks and Recreation Board will be main decision-making body.
- B. Ethan Paul: Supported mobile vendor concept for new park, citing success at Balboa Park.
- C. Ike Warner: Strong support for paid parking reforms as smart, equitable urban policy that benefits turnover, small businesses, and allows reinvestment in communities. Cited examples from other cities showing positive results.

IX. Adjournment

- A. Meeting was adjourned at 7:32pm