



Downtown Community Planning Council San Diego

Planning a Vibrant Downtown for All

Downtown Community Planning Council Meeting Minutes

October 16, 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 5:38p

B. Roll Call

1. In attendance (7 of 12): Brendan Bargmann, Chris Eddy, Gary Hewitt, John Paul, Bob Link, Damon Robles, & Elisabeth Schwarz

II. Non-Agenda Public Comment

A. No comments

III. Community Reports

A. Representatives from Elected Officials and Agencies

1. Christina Gaffney: Community Representative (Councilmember Whitburn)
 - a) Balboa Park parking fees approved (Whitburn voted no); rates \$2.50-12/hour depending on location, start date by January 1st
 - b) Community recreation needs assessment survey open until February 28, 2026 at sandiego.gov/parksurvey
 - c) Caltrans encampment cleanup ongoing: 100+ tons trash removed, 113 abatements completed, 51 individuals connected to services/shelter
 - d) Harrington Heights affordable housing grand opening (270 units in East Village for people with developmental disabilities, veterans, and formerly unhoused)
 - e) North Central Square Park draft design available for public feedback on city website
 - f) Discussion on parking meter infrastructure issues and upcoming vendor technology upgrades

IV. Committee Reports

A. Balboa Park (Eddy) via email

1. No significant updates
2. Natural History Museum roof replacement project ongoing

V. Action Items

A. Approve August Minutes

1. Motion to approve minutes, passed unanimously
- B. 2499 Pacific Hwy- Conditional Use Permit Amendment
 1. Applicant: Gary Monseur, RM Enterprises Corporation
 2. Request: Add Type 21 license (hard liquor sales) to existing beer and wine CUP
 3. Proposed Conditions: 8 AM-midnight hours; 375ml minimum bottle size; no on-site consumption; two-lock security system
 4. Public Comment:
 - a) Gary Smith (Downtown Residents Group): Supported with stated conditions
 - b) Chris Gomez (Little Italy Association): Full support; applicant maintains clean, well-managed operation
 5. Motion: Approve CUP amendment with 8 AM-midnight hours and 375ml minimum bottle size. Approved with no objections

VI. Information Items

- A. Committee Reports
 1. Items reported under Item IV
- B. 7th & Island surface parking CUP
 1. Request for new 2-year parking lot permit; existing permit expiring
 2. City deadline for response: November 4th
 3. Insufficient Brown Act notice prevents action at this meeting
 4. Public comments:
 - a) Gary Smith regarding Downtown Community Plan requirements for parking lot improvements (trees, lighting, etc.)
 - b) Maxwell Gergen regarding concerns about forcing premature development
 5. Board Consensus: Schedule special meeting before November 4th deadline to consider request; concerns raised about inadequate documentation and lack of required improvements
- C. Airport Transit Connection project update (Gary Hewitt)
 1. Survey results: 5,000 responses; under 1% of users currently take public transit to airport
 2. Old Town PeopleMover alternative eliminated from consideration
 3. Three PeopleMover alternatives and three trolley alternatives remain under review
 4. Trolley alternatives may require Little Italy station relocation and underground/tunnel construction
 5. Existing bus route improvements also being considered
 6. Next update expected Spring 2026
 7. Public comment:
 - a) Maxwell Gergen supporting rail connection to airport
- D. Mirka Tower Presentation
 1. Presenter: Evan Gerber (American Investments), with Jeanette Temple (Lantis Group) and Matthew (JWDA)
 2. 318-unit, 100% affordable housing tower; 2- and 3-bedroom family units
 3. Building height approximately 240 feet with amenity deck
 4. 22 on-site parking spaces; additional parking planned for future Phase 2

5. Ground floor amenities: co-working space, gym, lounge areas, common laundry, children's playground
6. All common areas fenced and restricted to residents only
7. Questions addressed regarding parking for service vehicles, security, and operations
8. Public comment:
 - a) Gary Smith on controlled access and lighting
9. No action required (community engagement presentation; project previously approved, currently in CDP process)

VII. Remainder Non-Agenda Public Comments

A. Rebecca Rapp

1. Raised public health concern regarding smoke-free housing policy gap
2. HUD requires 100% smoke-free public housing, but privately-owned affordable housing (even with public subsidies) not covered
3. Urged board to advocate for policy requiring all projects receiving affordable housing funds to be designated smoke-free

B. Gary Smith

1. Progress Park at Broadway and Harbor now open to public
2. Children's Park security coverage withdrawn between 10 PM-8 AM
3. Working with Councilmember Whitburn's office on solutions: adjusting daytime security shift to evening or activating sprinklers at midnight, 2 AM, and 4 AM to discourage overnight camping

VIII. Adjournment

- A. Meeting was adjourned at 6:47p