



Downtown Community Planning Council San Diego

Meeting Minutes of the  
**Downtown Community Planning Council (DCPC)**  
**Wednesday, March 15th, 2023, 5:30 PM**  
In-person at San Diego City Hall, 12th floor Conference Room,  
Civic Center Plaza, San Diego, CA 92101

**Due to scheduled City maintenance, online viewing & commenting will not be available.**

**I. Call to Order**

A. Roll Call & Approval of the [February Minutes](#).

1. Present: Nima, Jean Paul, Hasan, Manny, Chloe, Bob, Tyler, Chris
2. Absent: Nancy, Dan, Edward, Craig, Terry, Emmet
3. QUORUM: 8/14 members in good standing are present
4. February Minutes approved without any objections

**II. Non agenda public comment**

A. Laurie Madingen

1. Residents concerned about noise from Gallagher Square - 95 decibels
  - a) Letter been signed by EVRG, DRG, CHRG, and 3 HOA Boards
  - b) Emails from 97 people sharing stories about noise impacts
  - c) Spoke with Mayor Gloria at EV Bubble Up Event
  - d) New Ballpark Administrator and City Development person in touch with Laurie on next steps

**III. Serving as a Communications Link**

A. Invited Representatives from Local Officials & State Agencies

1. Mayor Gloria - Kohta Zaiser - not present
2. City Councilmember Whitburn - Emily Bonner - focused on homelessness downtown
  - a) Councilmember will bring forward an ordinance banning camping in public spaces when adequate shelter is available (April) and would enforce a radius around school, parks, and canyons (200% rise in canyon fires in last two years)
  - b) Looking at Safe Encampment sites
  - c) Already have safe parking in place for cars/vans to stay overnight - often dinner is served, bathrooms available
  - d) Hasan suggests DCPC write a letter supporting the ordinance
  - e) Manny asks about radius around schools
  - f) JP asks about safe parking lots
  - g) Emily replied - South Park, Mira Mesa, \_\_\_\_\_, and Encanto
3. Development Services Department - Brian Schoenfisch & James Alexander
  - a) Not present but will present next month with the whole Urban Division team.



## Downtown Community Planning Council San Diego

- b) Bob informs us that we are transitioning to posting our agendas and minutes on the DSD website
  - (1) Go to City of San Diego website, search for DCPC, and subscribe
  - (2) Will remind the 972 people who are on our list to subscribe
- 4. State Assemblymember Tasha Boerner Horvath's Office - Margaret Doyle
  - a) Four Bills
    - (1) AB 66 - Scripps Institute of Oceanography 1 additional year for early warning system for Bluff Collapse
    - (2) AB 2437 - Pay our Interns Act - establish a paid internship program in Sacramento
    - (3) AB 548 - Code Enforcement Bill: many cities don't have codes in place for procedure to investigate other units of multi-family buildings when violation is found in one unit
    - (4) AB 559 - California Senior Citizen Advocacy Voluntary Tax Contribution Fund
  - b) Committees Horvath participates in:
    - (1) Health Committee
    - (2) Communications and Conveyance Committee
- 5. State Senator Toni Atkins - Stopher Vallejo - not here
- 6. Downtown San Diego Partnership - Skyler Johnson
  - a) Government Affairs Manager
    - (1) Celebrated 30th anniversary at the Create the Future Awards
    - (2) Dogs of Downtown Event in EV last weekend
    - (3) Clean and Safe
      - (a) Since app launched in Oct 2022 3500 service requests
      - (b) N'hood walkabouts are back. Next one is March 24th 9 am
      - (c) Clean up event March 26th from 9 am - 12 pm in partnership with Padres and EVA
      - (d) Rehoused 366 individuals in Family Reunification Program
        - (i) 679 case management enrollments
        - (ii) 178 to emergency housing
        - (iii) 20 to permanent housing
      - (e) IKE program - 20 digital kiosks
        - (i) Expect program to reach full council next month
- 7. County Supervisor Nora Vargas' Office representative - not here

### IV. Action Items

- A. 10th & G 10,000 sf Surface Parking Lot Conditional Use Permit - Bosa Development
  - 1. Paul Lamme - BOSA
  - 2. Ashley Chamberlain - BOSA



## Downtown Community Planning Council San Diego

3. Steve Jones - James Ballard Architects
4. Submitted for CUP in late December
  - a) Received some preliminary draft comments
    - (1) Asked to do things on the sidewalk
    - (2) Will have to replace the sidewalk when they do the final development so are cautious of interim use investment
  - b) Process 3
  - c) Interim, temporary parking lot - time limit of 2 years
    - (1) 55 parking stalls
    - (2) 3 accessible
    - (3) Entry and exit off of 11th
  - d) Planning hearing officer for decision (appealable to planning commission)
  - e) BOSA owns entire lot
  - f) 3 previous buildings were demolished 18 months ago
    - (1) Foundations still there
    - (2) Site not in use
  - g) Submitted to planning for two 40-story towers in excess of 700 units (not sure if it's condos or apartments -- more likely condos as they are condo developers. Diego was their first apartment building). They believe downtown lacks ownership and they want to go to for-sale condos.
  - h) Happy to accommodate fixing trash cans, artwork on utility boxes, and tree grates
    - (1) Will be open to exploring community engagement
    - (2) Have spoken with groups that partner with Padres for community activation
    - (3) Movies at the Park
    - (4) Speaking with the DSDP - on who to partner with
    - (5) Food Trucks - parking spots dedicated to this?
  - i) Nema - asked if it's a revenue generating
  - j) Grocery Outlet lease will be expiring and will be demolished
  - k) 8th and B will be condos, not apartments
  - l) Hasan asked about impact of traffic on G street during rush hour
  - m) Chris Eddy and Tyler suggested inflow on 10th and outflow on 11th
  - n) Gary Smith
    - (1) Letter of Agency - insist they tell us they will have a letter of agency on the property so it doesn't become an encampment - they will follow up on this
    - (2) Management of the lot -
    - (3) We recommend to the hearing officer they approve the project
    - (4) DSDP supports BOSA's proposal



## Downtown Community Planning Council San Diego

5. BOSA commitments
    - a) will **activate the site**:
    - b) Property and/or parking manager will not object to activation
    - c) Commit to site improvements (e.g., tree grating, art activations)
    - d) Open lines of communication with community groups (e.g., EVA, EVRG, DSDP, DCPC, etc.)
    - e) Work collaboratively with community members, groups to inform activation on the site
    - f) Interim parking for 2 years only
  6. Motion by Manny to approve permit with BOSA's commitments (Second by Chloe) passed unanimously
- B. Reinstate the Pre-Design Committee
1. The Pre-Design committee is responsible for reviewing development & design proposals and providing input at an **early stage**. This forum assists developers and their design teams to hear community concerns during the design phases. The committee will meet as needed and in advance of DCPC board meetings. [was previously combined with EVA and EVRG - developers came and presented once - I didn't know we have to have this group meet with other groups -- I just wanted this to be for DCPC]
  2. Reinstated with no vote.
  3. Appointment of Chair and members - **wait until April**
- C. Letter in support of SANDAG's Central Mobility Hub
1. We support a study of the Central Mobility Hub with full community participation, along with documentation of alternatives and why they have been accepted or rejected
  2. Reserve full endorsement for later
- D. Appointments to Vacant Seats (terms begin in April) - tabled to April
1. Marina Business
  2. Columbia Business
  3. Gaslamp & Core Resident
- E. Support Senate Bill 411 to permit board members to participate remotely as part of the quorum (a hybrid approach)

### V. Informational Items

- A. DCPC Educational Summary & Call to Action for April Meeting - Chloé Lauer
1. Review documents and come up with comments regarding the impact of these plans on our community to submit to the urban division.

### VI. Reports

- A. Public Spaces Committee - Manny Rodriguez
1. Gaslamp Promenade is underway
    - a) Follow Downtown Planning on Twitter - we posted about it
    - b) Promenade is safe. MTS Board overwhelmingly supports rerouting the bus routes
  2. Navy Freedom Park broke ground



## Downtown Community Planning Council San Diego

3. Exploring low budget replacements with the cafés that were supposed to be installed on East Village Green.
4. The Port of San Diego is cracking down on people who bring equipment (coolers, portable grills, lawn chairs, etc.) on the promenade wrapping the Rady Shell. It's a fire lane.
5. Balboa Park Representative - Chris Eddy
  - a) Report from Balboa Park Rangers - 24/7 can be contacted for anything other than 911 emergencies
  - b) Violation of Brown Act when they approved the restriping of Balboa Drive to approve over 129 (!) parking spots
    - (1) There are 7,500 parking spaces in Balboa Park
- B. Owners, Developers, & Entrepreneurs Committee - Edward Kaen & Jean Paul Schwarz
  1. Had meeting with Brian Schoenfisch on how department is upgrading capabilities
    - a) Full staff
    - b) Permits will move faster
- C. Sanitation, Health, & Safety Committee - Terry McCleary
  1. Terry not in attendance
  2. Downtown News newspaper - Terry interviewed in this
- D. Elections & Bylaws Committee - Manny Rodriguez & Mary Soriano.
  1. Mary Soriano announces election results;
    - a) EV North Business - Terry McCleary
    - b) EV South Business - Aldo de Dominicis Rotondi (replacing Hasan Ahmed)
    - c) Little Italy Business - Emmet Cahill
    - d) Marina Resident - Brenden Bragman (replacing Ed Himmelberg)
    - e) Cortez Hill Business - Jean Paul Schwarz
    - f) Columbia Resident - Gregory A. Helmer
  2. Hasan says he did not know he had an opponent.
- E. Chairperson's Report - Bob Link

### **VII. Board Members: Urgent / Non-Agenda Public Comments**

- A. None

### **VIII. Adjournment: Next Meeting on April 19th**



## Downtown Community Planning Council San Diego

### Purpose of our monthly training:

- ✓ To introduce DCPC members to the planning documents that guide our work and the work of San Diego planners
- ✓ To make connections between those documents and our charter in order to increase our effectiveness
- ✓ To become more informed board members and thus better fulfill our roles + responsibilities
- ☐ To gather comments on the impact of the Downtown Community Plan and the General Plan to submit to the City



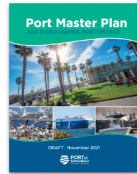
JUNE



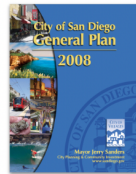
SEPTEMBER



OCTOBER



NOVEMBER



DECEMBER



JANUARY

### 2022-23 Training Plan

June: [DCPC Bylaws](#) (amended 2021)

September: [San Diego Downtown Community Plan](#) (2006)

October: [Downtown San Diego Mobility Plan](#) (2016)

November: [Port Master Plan](#) (2020)

December: [City of San Diego General Plan](#) (2008)

January: SANDAG "Forward" [Regional Plan](#) (2021)

► **March:** Review and Call to Action

**April:** Discuss key connections between our charter and these Planning Documents

**May:** Draft comments regarding the impact of the Downtown Community Plan (and other documents) on our community members

**June:** Submit comments to the Urban Division and other groups