

Old Town San Diego Community Plan Update Advisory Committee Meeting

June 13, 2012 • 3:00pm - 5:00pm
Caltrans District 11 Office Building, Wallace Room
4050 Taylor Street San Diego, CA 92110

Meeting Summary

The following were present:

City Staff: Nancy Bragado, Corey Braun, Tait Galloway, Myra Herrmann, Katrin Kunz, Kelley Stanco, Cathy Winterrowd

Consultants: Christine Babla, Susanne Bankhead, Richard Carrico, Stephen Cook, Stacey Jordan-Connor

Committee Members: Chuck Ambers, Thurston Coe, Bruce Coons, Fred Grand, Geoffrey Mogilner, Marie Pedrin-Gizoni, Lorna Rice, Richard Stegner, David Swarens, Fred Schwartz, David Thornton

Public: Simon Andrews, Bob Barros, Gregory Leginski, Griselda Lopez, Mike Mc Laughlin, Mike Pickfort, Ed Seegmiller, Paul Chace, Abel Silvas

Immediately following the Old Town Community Planning Group meeting this meeting was called to order by Thurston Coe and Tait Galloway at 3:45.

- 1. Opening Remarks** Opening remarks were made by Thurston Coe and Tait Galloway. Introductions were made by those present.
- 2. Non-Agenda Public Comment** There was no non-agenda public comment.
- 3. Approval of Meeting Summary for the April 17, 2012 meeting** Bruce Coons made a motion to approve the meeting summary for the April 17, 2012 meeting. Abel Sivas made a suggestion that on Goal #6, the second bullet, the group consider changing “Old West” to “Early California”. Bruce accepted the amendment to the motion. The motion was seconded by Thurston Coe and passed 9-0-1.
- 4. Archaeology Report Results Presentation – Part 2**

Stacey Jordan-Connor and Richard Carrico, AECOM, presented Part 2 of the Archaeology Report Results which covers the historic era. Part 1 about the prehistoric era was presented in the March 20 meeting. Aim of the study was to guide local planning decisions and provide a broader context for individual projects. Scope of the report does not include the State Historic Park

Stacey emphasized that comments, all kind of information about the planning area and recommendations are more than welcome. Please contact Stacey Jordan-Connor at stacey.jordan@aecom.com.

Comments:

- Burial Grounds:

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- For the burial grounds there are name/ethnicities that were recorded.
- Cultural Resources:
 - The altar rug in the Mission is an important cultural resource to understand because it was based on a written description.
- El Camino Real:
 - Some would like to know about the significance of El Camino Real in the region historically and possibly see some self-guided tours and markers, similar to the Freedom Trail in Boston.
- Presidio Golf Course:
 - Would like to see the connection of the golf course go through.
- San Diego River:
 - Would like the City to consider using defining markers to communicate the significance of the River historically (San Diego River Park).
 - Would like to see the research on the San Diego River and the settlement patterns.
- Cosoy:
 - The 1769 location of the Village of Cosoy is not included in maps because there are no known artifacts; however, there is written documentation of its existence.
- San Diego Harbor:
 - There is a tendency to forget about the connection to the San Diego Harbor and its importance to import/export in San Diego as part of Old Town's history.
 - Would like to include more information about the harbor and its role as a gateway and the commerce route.
- La Playa Trail:
 - Would like to include the La Playa Trail. There are dedicated markers on the La Playa Trail.
 - Would like to include more information about the La Playa Trail.
- Water:
 - Water is a critical resource in California. Old Town was an important location to obtain water from wells historically in the Mexican period and American period.
 - Would like to include the importance of water and wells.
- Presidio:
 - Presidio is both a historical site that goes far beyond the walls and a historical landscape which needs to emphasize.
 - Presidio Hill was originally built to see the harbor. Today this is not possible anymore.



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5. Discussion of the Draft Plan Land Use Alternatives

Christine Babla, AECOM, presented the new land use designations based on the November 2011 comments on Land Use Alternatives and subsequent feedback and analysis from the community. Christine stressed that these alternatives are not set in stone. There are several more opportunities for community input. For reference, she showed maps of the adopted community plan, the existing land use and the November 2011 draft land use. Additionally, she distributed a hand-out on the proposed land uses, which describes the proposed land uses in more detail, for review and comment.

Comments:

- Old Caltrans Building:
 - Discussion of preference for old Caltrans office building property should be a part of the Old Town San Diego State Historical Park.
 - Would like the community plan land use to identify it has part of the State Historic Park and the zoning could still allow for a non-park uses.
- Institutional:
 - Appropriate use for churches and the Mormon Battalion
 - The Whaley House and the Old Adobe Chapel should be shown as a park use. Institutional is not an appropriate designation.
- Properties west of the rail right-of-way
 - Concern about encouraging additional commercial uses on the transit center parking lot or the Navy property.
 - This area may not be a desirable area for residential.
 - The amount of available area could be affected by the high speed rail alignment.
 - Should focus on encouraging additional parking including the potential for parking structures for visitor and transit parking.
 - SANDAG has plans to extend the transit system operations, but without any parking. There was concern expressed that this will further strain the supply of parking.
- Community Commercial:
 - Concerned that the community commercial designation was too limited.
 - Concern that some of these areas would not be well suited for commercial, but would better for residential.
 - Would like the community plan update preserve workforce housing.
 - Concern about the need to retain existing residential uses within the Jefferson Sub Area. Allowing future commercial uses could impact the character of the area.
- City Owned Parking Lot:
 - City parking lot be a public use for civic and community events such as a farmers market.
 - Due to the high amount of cars more than replacement parking is required.



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- A parking structure would not be a good use for the property.
- Concerns were raised with increased parking could create environmental issues, since users would need to drive through the community to access it.
- Government Owned Property:
 - Would like the community plan update to address the best use of government-owned property.
 - Should suggest future uses for the Caltrans Right of Way (ROW).
 - Concerned that the Caltrans ROW is one large swath of land/one land use designation.
 - Caltrans site should be identified in the community plan as parkland.
 - Some expressed interested in having Morena Street Freeway Entrance/Exit have a feature commemorating the past.
 - Difference between the area South of I-8 and the area between the rail tracks and Pacific Highway? Also not city or privately owned, but there recommendations are made.
- Presidio Park:
 - Would like the updated Community Plan to contain recommendation for developing a master plan for Presidio Park.
 - Presidio Hill cannot be seen anymore from Old Town due to the existing trees.
 - Would like to see the trees removed, so that the hill is more visible and historically accurate.
- Mobility:
 - There was interest in providing comments about circulation on City streets, which will be outlined in the Mobility Element.
 - There were concerns expressed about traffic using Taylor Street to access the freeway. Recommendation against turning Taylor Street into entrance to the freeway.
- Sub Area Map
 - Confusion about the revised sub area map.
 - Were the sub areas included in previous community plan updates?
 - This map is for the design guidelines and not for land use.
 - Suggested to change the title to make clearer what is shown on the map.
 - Show side by side comparison for all maps
 - Design guidelines should be applied to the entire community including the park areas to provide the guidance.

Christine summarized the discussion and proposed to show more land use alternatives at the next meeting.

As there was no time left to discuss the potential outline for the Community Plan Update this topic will be covered in an additional meeting in July. With the request to look into the subject until the next meeting, Christine gave a hand-out with a comparison of the



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adopted Community Plan table of contents and the potential outline for the Community Plan Update.

6. Discussion of the Draft Community Plan Major Goals and Objectives

Due to running out of time this agenda item will also be discussed in an additional meeting in July.

Tait handed out a summary of the work on the guiding principles and major goal and policy framework which was done in the last two meetings. He asked the community to revise the draft until the next meeting. There was a lot of input so that the goals and objectives are not as condensed as in the current plan.

7. Overview of Next Steps and September Workshop

This topic will also be discussed in more detail in the July meeting.

8. Closing

Tait Galloway will inform the committee via email about the next CPUAC meeting in July ahead of time. The meeting will probably take place at the Whaley House.

Agenda items will be a continuation of the discussion about the Land Use Alternatives as well as discussions about the outline of the updated Community Plan, the draft Community Plan Major Goals and Objectives and the preparation of the workshop. In the July meeting the committee will decide if there is need for an additional meeting in August. The Workshop will be in September and Tait will inform about the date and location ahead of time.

The meeting was closed by Tait Galloway at 5:45 pm.

