

Old Town San Diego Community Plan Update Advisory Committee Meeting

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

Meeting Summary

The following were present:

City Staff: Nancy Bragado, Tait Galloway, Samir Hajjiri, Victoria Huffman, Katrin Kunz

Consultants: Susanne Bankhead, Yara Fisher

Committee Members: Chuck Ambers, David Bevilaqua, Thurston Coe, Richards Dennison, Patricia Fillet, Fred Grand, Geoffrey Mogilner, Marie Pedrin-Gizoni, Lorna Rice, Richard Stegner, David Swarens, Fred Schwartz, David Thornton

Public: Rachel Gregg, Ed Seegmiller, Erika Ueland

Immediately following the Old Town Community Planning Group meeting this meeting was called to order by Thurston Coe and Tait Galloway at 3:25.

- 1. Opening Remarks** Opening remarks were made by Thurston Coe and Tait Galloway.
- 2. Non-Agenda Public Comment** There was no non-agenda public comment.
- 3. Approval of Meeting Summary for the June 13, 2012 meeting** David Thornton made a motion to approve the meeting summary for the June 13, 2012 meeting. The motion was seconded by Richard Stegner and passed 12-0-0.
- 4. Discussion of the Draft Plan Land Use Alternatives – Continued from the June 13, 2012 meeting**

Tait Galloway presented the proposed land use designations following up on the presentation shown in the June 13, 2012 meeting. The comments from the June 13th meeting included on the map showing potential changes to the community plan land use map. For reference, the presentation included the adopted community plan, the existing land use and the proposed land use designations maps on one slide next to each other.

Comments:

- City Owned Parking Lot:
 - Parking lots should be clearly marked as such, for example with a 'P' icon
 - Concerns about a commercial designation for parking lots
 - Could be designation as institutional.
 - Would need to find another location to replace parking if the parking use change.
 - An option to have below grade parking should not be precluded.

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- County Park/Hacienda Hotel
 - Hacienda Hotel has the option to extend its lease 95 more years lease for the portion of the property it has air rights adjacent to the hotel.
 - The ability to use the property as a hotel is greater than the planning horizon for the community plan.
 - Currently used for surface parking, but the hotel has the ability to build on the property provided that parking is provided for County Park patrons.
 - While the County owns the property, it is not used as a park.
 - Concern about how this could affect the hotel use when the hotel wants to use the air rights
 - The Community Plan should reflect the long-term use, but not the ownership of the land.

- Community Commercial:
 - The option shown to prohibit residential adjacent is due to compatibility from freeway to noise and air quality issues.
 - Neighborhood commercial focus on providing commercial uses to serve adjacent residential neighborhood.
 - Community commercial focus on providing commercial uses to serve the larger community area or beyond the community.
 - Is there a focus to transform Congress Street into commercial street?
 - Both community commercial and mixed commercial residential allow for commercial only.
 - Community commercial allows for residential only if included with commercial as mixed use development.
 - The potential mixed commercial residential designation could allow for either residential, commercial as single uses or as mixed uses, but does not require residential included commercial.

- Residential
 - Need to look at areas where residential can be incorporated; residential uses need to be preserved in the community
 - Residential use near transit center might be a big challenge due to limited land area and the need to maintain and increasing parking supply
 - Include residential option for the commercial area on the south side of Taylor Street adjacent to the community park.
 - Concern about residential use at Linwood Street adjacent to existing commercial uses; could be problematic because of loud music. This issue could also occur to another adjacent property if the designation was changed to commercial.
 - Discussion about the designation for residential area in the Jefferson St sub district whether this area should only allow residential or allow both



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residential and commercial. Should ask for broader feedback all three options into at the workshop (multifamily residential, community commercial, mixed commercial residential).

- On street parking is an issue.
- Institutional:
 - Ancillary uses like visitor serving retail are allowed
 - Should not designate existing churches as institutional
 - Appropriate for Mormon Battalion
 - Rather than institutional, Old Adobe Chapel site should be shown as a park use.
- Government Owned Property:
 - Should address the future use of government-owned property
 - Caltrans site should be designated in the community plan.
 - Add recommendation in the plan for the Freeway property (Morena Street Freeway Entrance/Exit) to address future use should it no longer be needed for the freeway.
 - Place recommendation for future uses of government property on a separate map.

Tait stated that the discussion on the draft land use alternatives was concluded in today's meeting. He briefly gave an overview over the Sub Area Maps which will be discussed in detail in the next meeting. The potential outline for the Community Plan Update will be addressed at the August meeting.

5. 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 August.

6. Overview of Next Steps and September Workshop

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

7. **Closing** The next CPUAC meeting takes place on August 8, 2012. Tait will send out the agenda ahead of time. The meeting will probably take place as usual at the Caltrans Office Building from 3 to 5 PM. The Community Workshop will take place on September 17, 2012 from 4 to 8 PM at the Ballard Parent Center. The meeting was closed by Tait Galloway at 5:10 PM.

