

Old Town San Diego Community Plan Update Advisory Committee Meeting

August 8, 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, Christine Babla

Committee Members: Chuck Ambers, Thurston Coe, Bruce Coons, Richards Dennison, Patricia Fillet, Diane Lowery, Lorna Rice, Richard Stegner, David Swarens, Fred Schwartz

Public: Simon Andrews, Lou Botte, Connery Cepeda

The meeting was called to order by Tait Galloway at 3:05.

1. **Opening Remarks** Opening remarks were made by Tait Galloway. Introductions were made by those present.
2. **Non-Agenda Public Comment**
 - Tait Galloway informed the Committee that he gave a presentation to the Presidio Park Council regarding the Old Town Community Plan Update. David Swarens commented that he is also a member of the San Diego Presidio Park Council.
 - Richard Dennison, Old Town State Historic Park, informed the Committee about upcoming State Park events and distributed an information brochure.
 - Tait Galloway informed the Committee that there was a 1989 Caltrans project study report for I-8 that addressed the on- and off-ramps to I-8 at Morena Blvd and Taylor Street. The report focused on the potential Via Las Cumbres interchange in Mission Valley. The on- and off-ramps to I-8 would need to be addressed as part of a compressive I-8 corridor study that Caltrans is proposing.
 - Tait Galloway also reported that he addressed the suggestion to designate for the Old Adobe Chapel as a park with staff from park planning and historic resource planning. City staff had concerns about designating the site as a park in the community plan due in part of to security and potential damage to the building and walls for additional visitors using it as a park. The site could be designated as an institutional use and the community plan could further address the cultural and historic value of the Old Adobe Chapel.
 - Chuck Ambers brought a Navy announcement for a proposed plan for environmental cleanup at the SPAWAR Navy installation. A public comment period lasts from August 3 to September 2, 2012 and a public meeting takes place

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on August 15, 2012. Tait Galloway stated that he would obtain and forward this information to the Old Town San Diego Community Planning Group.

3. **Approval of Meeting Summary for the July 11, 2012 meeting** As soon as the quorum was established, the meeting summary for the July 11, 2012 meeting was passed 6-0-2.
4. **Discussion of the Draft Plan Land Use Alternatives (discussion of the sub areas) – Continued from the July 11, 2012 meeting**

Tait Galloway introduced the sub area maps following up on the presentation shown in the July 11, 2012 meeting. The left side of each slide showed the current PDO map as reference. Before going into detail Tait explained the naming of the sub areas. He asked the committee for ideas and proposals for names. In particular, Tait asked if there was a more appropriate naming for the Marston sub area.

Comments:

- The designated historic core looks larger in the draft sub area map
- It is important to preserve opportunities for housing in the community
- Marston name is acceptable for the plan sub area, but not as a historical district. Consider looking at the original subdivision name.

5. **Discussion of the potential outline for the Community Plan** Christine Babla presented a potential outline for the Community Plan. A handout was distributed to those who did not receive a print-out of the outline yet. Christine explained that in the update process the Architectural and Site Development Standards and Criteria (or short Design Guidelines) will be integrated into the Urban Design element of the Community Plan. Concentrating the criteria in one location will provide a better quality of the document. The updated Urban Design Element will be consistent with the PDO.

Comments:

- Is the Urban Design Element separate?
 - No, is part of the Community Plan. It will contain policies and guidelines and the PDO will contain the measureable criteria and regulations.
- Folding the Design Review Board into the Community Planning group makes sense.
- MTS should be encouraged to come to the Planning Group to solicit input on Urban Design aspects for the Old Town transit center.
- Consider potential conflicts with historic sites and green issues, like solar panels for example
 - Tait Galloway will talk to the historic resources staff to discuss how this has been addressed in other areas of the City.
 - Photos of good examples can be included into the plan



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- Item #4 Parking Design Criteria: Will the recommendations of the Old Town Parking Advisory Committee be incorporated?
 - Consensus to set this topic aside for a future meeting after the workshop and to focus then on mobility and parking.
 - The next Parking Committee meeting will be on October 9 and the next CPUAC meeting will be on October 10.
- Small scale development in Old Town should be preserved. Question about development of large lots and how to guarantee that projects fit into the scale of the neighborhood.
 - Plan will provide guidance
 - At the November 2011 meeting, examples of small scale development were shown
- Item #5 Signage and Lighting Criteria: needs more attention
- Public Art should be addressed

Christine stressed that also written comments submitted after the meeting are welcome.

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

Tait Galloway presented the Draft Community Plan Major Goals and Objectives and handed out print-outs. He also emphasized that comments can be submitted after the meeting, written or on the phone.

Comments:

- The guiding principles should also include that Old Town is a business community/ commercial area
- Historic Preservation
 - Last bullet point: add comma between “interpretation” and “recovery”
- Land Use
 - Second bullet point: Why only ground floor?
 - Fourth bullet Point: Instead of “transit oriented development” alone it should be “TOD” and parking.
 - The current plan discussed Transit Center as a parking resource; TOD should be separated or eliminated; want to see more parking as part of Mid-Coast Trolley project.
 - No commercial node at the Transit Center
 - Ideal area for parking because of the air quality and noise issues; no uses wanted which compete with parking there.
 - Fourth bullet Point: Strike out “mixed use”
- Urban Design
 - Second bullet point: add all modes to that bullet
- Mobility
 - Add something about accessibility



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- Add something about setbacks or limiting buildings to be built up to sidewalk edge; wider setbacks.
- On narrower streets consider making one-ways to help with those issues (for example Conde, Harney, Jefferson)
- What about diagonal parking on San Diego Ave? Proposal has been discussed for many years.
- People may circulate more with diagonal parking and one-way streets
- Do we have to use yellow for accessibility/ pedestrian ramps?
 - Should look at how this is addressed in other areas with historical buildings and older community character
- Walkability
 - Pop outs can detract from the community character.
- Bicycling
 - What is meant by bike facility and bicycle network?
 - It is a network that includes bike paths (class 1), lanes (class 2), and routes (class 3) which collectively are called as bike facilities.
- Parking
 - Last bullet point: Add directional signage
- Transit
 - In order to prevent coach bus from causing parking issues there is a need to find a place designated for coach bus parking.
 - Existing coach bus parking is not a business friendly situation right now
 - Parking availability study identified available parking at Caltrans. Should look at the potential or coach buses to use.
- Streets and Highways
 - Look at grade separation for the rail crossing.
 - Last bullet point: Make sure street closures do not disrupt the historical block patterns.

7. Overview of Next Steps and September Workshop

The Community Workshop will take place on September 17, 2012 from 4 to 8 PM at the Ballard Parent Center.

8. Closing

The meeting was closed by Tait Galloway at 5:05 PM.

