

Old Town San Diego
Community Planning Group

Thurston Coe, Chairperson
2836 Juan Street
San Diego, California, 92110

March 11, 2015

MINUTES v.1

Whaley House this meeting to order at 3:30 pm

- **Members Present:** Chuck Ambers; Thurston Coe; Vickie Durham; Patricia Fillet; Geoffrey Mogilner; David Swarens; Robert Zink
- **Members Absent:** Ann Dahlkamp; Fred Grand; Bruce Johnson; Randi Perez; Richard Stegner; David Thornton.
- **Guests:** Molly Chase, City of San Diego (mchase@sandiego.gov, 619.236.6633); Lavonne Maday Peyrot, Artist, Resident (slodlo35@hotmail.com, 619.764.1952); Gloria Andrade, Resident (gloriaandrade@gmail.com); Mike Arnold, City of San Diego (mrarnold@sandiego.gov); Monica Munoz, City of San Diego (858.573.5080); Wayne Jarrell, City of San Diego; William Cole, Homeowner of Cole House Rental (775.588.2800); Rhett Butler (619.806.0808); Dean Allen (619.500.4180); Masayo Allen (619.500.4580); Mike Arnold, City of San Diego (858.573.5023); Vikie White, City of San Diego Planning (619.533.3945); Blair Pruett, NA (760.802.6588); Chris Dydryl, DMI (760.471.6842)

Non-Agenda Public Comments: None

Modifications: Reverse the order for Action Items to move Hacienda Heights Presentation first, then elections.

Meeting Minutes: February Meeting minutes postponed

Treasurer's report: Vicki Durham, reports amount to date at \$37.00, with a donation of \$19.00 collected during this month's meeting to bring a new total of \$56.00.

Action Items:

6a) Presentation by Architect Stosh on Hacienda Apartment Project, see hand out for "Architectural Detail Booklet", only.

An issue has been pressing in now resolved. Design guidelines and consultant were followed. Planters at the corners are the same. Along interior, we created a colanade as recommendations from the city and other consultants. In addition to physical changes we hired an historical consultant for incorporation into project and as a gateway to OT and want it to improve with community. Ian Steepler and IFA architects were used. We tried to go to great length to get the "flavor" and period for Old Town. 1871 Spanish Mexican – Stosh – details on windows. We went back with the historical consultant to get it "right". There is a Bridge between the two buildings (David Swarens asking for clarification). Stosh: Variance on bldg. height with extreme slope, its difficult to maintain the 30ft. height. DS: Dropping the bldg into the ground. Stosh: there's a meeting place for civil engineering for height adjustment, but

then the driveway would not be accessible. Stosh: Transition would be awkward. DS: What's the height request? 4-5.5ft. are you going to ask? Stosh: yes.

Richard Stegner: How many units? Stosh: 14 total. Thurston Coe: you have parking? Yes, have 8 spaces, along with ADA requirements. Other questions came up about soil, etc...Stosh: this is in a fault zone, we trenched 13 ft. down and type soil is sturdy for the project. The project has been submitted, already. Geoffrey Mogilner: I'd like to thank you for splitting the bldg. Would like to talk about height of bldg., again – at street level, you go up. This is concerning, because the Code allows bldgs to rise up 4.5 ft., tell me if I'm wrong, its not considered a story level? Stosh: there's such a slope, we can't get an additional 9ft. TC: Long range issues: you have some to clear up? Stosh: yes, there are a few things to clear up, tomorrow at the Planning meeting and deviation on height and with long range planning – we met every adjustment and tomorrow is the next meeting. There were additional comments, especially on stucco for example. We show illustrated details, since this is not to scale, it's difficult to show that. All issues should be resolved. It is challenging to look at the 2-dimensional drawings. And, by tomorrow, we should have a better approach to communicate. DS: more requests, becomes more challenging. Really glad you hired a specialist consultant – commending the project. Disappointed on the certain details that your vignette illustrates. The design would have been better improved if you had gone in that primary façade with height to the street. The plan should specify structural details and you can explain in anyway to the city planners on what you intend, but there should be the detail supporting this on your plan, so that everyone is very clear on what is intended. It's difficult to approve a project without the entire details worked out. If there's any possibility to make the front less patterned, similar to what you provided as examples. Stosh: Mr. Reed placed the parapets. Joe Reed is the historical specialist, and is an architect.

QXs:

Dean Allen asks on Height: according to the footnotes, there is height discrepancy, according to the PDO for Old Town, can you expand on that? Stosh: We're not at 9ft. ceilings. GM: Because of the height issue, I feel like this projects are coming under the projects, before we had the current PDO, I personally don't feel like it's the flavor of Old Town, to put big buildings in. I don't think it's good for anyone to do these kinds of things. I personally feel the project as it stand, meets those goals, but I think you can do it to meet the challenges.

Stosh: providing affordable housing is needed and can help the community.

GM: how does the height issue impact the amount of housing you'll be able to put on the property?

Stosh: it doesn't affect anything. You can relieve the "view" with planters, etc, this is set way back, as much as possible. GM: Very concerned for height and parking. DS: the depth of gables extension facing toward front and facing street façade. What's the depth to the French doors? I'm speaking of front façade, south elevation, far left, there's a tower corner and a dip in, then a section of gable that goes in. What's the difference? Stosh: We don't have that information.

Stosh: we set back 9.5 feet here and 18in. everything at the plane, to leading edges. It's a good shadowing. Guest: are the terraces separated? Stosh: yes, everyone has private space and then go up one, they have layer, tapered. Deck, façade, deck above – wedding cake layering.

Alana Coons: This is affordable housing, all the units? How many are there? Stosh: 1 affordable unit, 10% of our base unit. You're allowed 32.5; with an incentive and ours is height

limit. 30%of50% AMI, or 800/month for 1000sq ft. This is work force housing, couples, young professionals, etc... Alana: on avg., the rent will be 2k/month. Lavonne: Each residence gets one parking space? Stosh: yes. Lavonne: you've walked here and know the issues? DS: how many parking? You said 28? Stosh: this includes disabled space. There's a secured garage. Bike racks and motorcycle parking. I'm glad we came in as information only, and we'd like to get a vote.

GM: I'm willing to make a motion: support the project without exception to height.

Stosh: *With the conditions, we're not able to adjust height.* We're going to be over thirty feet. We're setting back 14 ft.; there is relief there. This is the only way this project works. GM: I don't see it! Stosh: This is going to be an issue; we asked for a deviation from the City, we've gone to great length. Property location is 3975 Old Town Avenue.

No Second.

Stosh: Discretionary permit process is to allow minor deviation for height

TC: Other side of bldg, what's the height? This is a garage, there is no story. 20ft. Is the City fine with this aspect? Stosh: Supportive of affordable housing and to use the incentive for height and not for parking. DS: from grade to street façade, what's the height? So, you don't know the height? Stosh: 134.1 ft. total, but we're at 24 ft. Older lady guest: What is the salary range for affordable housing? 30%of50% AMI.

TC: Do we have a motion?

RZ: We can have a "recommendation" motion to approve as-is, RS Second. GM: On condition to include the language recommend, please.

6 yes votes; 1 abstain; 1 no vote

7a. Information Items: 1. An Update on the Juan St. Project by Wayne, et, al. Found existing utilities and we're moving those now. By law we can't tear those. Superintendent can provide more of an update.

Alana Coons: The number of pepper trees that are planned to be removed is now up to 18-21 trees, we have a problem with that. Contractor: Mason/Twiggs, is the only tree to be removed. Alana: has city approved? Yes. Alana: They may have not had enough proper information. BC: The trees along the stables are very precious. They are 60 years old and provides as a shade. Bruce Coons: Root barriers should be placed in there, before you remove. Female city rep: we are not replacing with pepper trees and cannot assume liability. BC: you'll know if those trees are dying. Alana: the community does not now this is being done. The trees are not to be removed without community meeting. There just not pepper trees. They are a character of this community. These are not Brazilian trees. Pepper trees are not invasive. Alana: if the city were able to take better care, pepper trees would not be a problem. This community does not know this is happening. We'd like to have a community

meeting. The numbers of trees to be removed has now changed, and the story has changed as this project has gone on. I'm going to ask the committee to take a vote.

City Representation: which trees are you talking about? BC: the medium ones are there the big specimens are at risk. 1830, is the date for the pepper trees in Old Town. Geoffrey Mogilner: Where there trees before 1872? BC: yes. The one at the Old Caltrans, is dated to 1850. David Swarens: We were given an update from the City, so I don't know where the delay was? We also requested a panning plan, I don't see any of those. City: the city doesn't have a planning plan. DS: Last month you talked about this saying which trees were identified, we were told exactly where they were going to be removed. You told us you would provide us that document. City: The trees selected has been determined. Going back to the beginning, if we knew we were going to have a discussion on pepper trees, we would have incorporated that in.

Molly Chase: What the plans are, what trees, etc., we need a representative to be here as informational and the arborist to be present and can be greater discussion. I'm not an arborist, but I share the concerns of the neighborhood and we don't want to take them all out, but some will need to be.

DS: from Twiggs to Taylor – two eucalyptus, one palm tree, and one small California pepper. Everything else will be removed, if the marked trees are marked, we want to know!! There are no canopies. It's not a simple thing. I think you work better to work together. Last month, I asked what you were going to remove. What sizes? We're not getting any information from the City. BC: If there are not historically accurate, they should not be planted at all. Alana: City of San Diego has the worst record on trees, in the State. Community character is our number one issue.

GM: Last month, I recall someone saying – colored concrete is being put in? City: Yes.

Richard Stegner: What's the plan?

Patricia Fillet: summarized on next steps – to have a Special Meeting in two weeks to voice the concerns of all parties to include a greater public audience and invite professionals with unbiased views to present alternative suggestions than to remove all the pepper trees. GM: Let's not stall the plan. Are you suggesting a special meeting? Patricia Fillet: Yes, in two weeks on March 25th at 3:00 CALTRANS BLDG.

DS: An EIR was completed for approval and you have to have a design plan in order for that to happen. City: Live Oak and Holly Oak, not sure of size. There is a plan out there. I can distribute ASAP: City: It's not been finalized, that's why we don't have the Design Plan.

2. Roger Reynolds architect and homeowner of house on corner of Juan and Twiggs, proposing to build a duplex. We are not asking for deviations, would like guidance from your group from the community. Address: 2544 Juan St. The garage will be removed and replace with a duplex. Match construction to existing house there now. Based on design criteria: Under American style, vertical wood siding, gabled roof, double trim around windows. I'm contending, what is shown is accurate to 1871. Working with Ms. Stanco. There will be a meeting next week to discuss further. 1750 sq. ft. total. Vikie Durham: what about parking?

Owner: 5000 sq. ft. or less, no required parking. But, we provided three spaces of parking. The reason we can provide those spots, they want to take the curb cut, if we maintain, we can provide 2 more spaces of parking. We'd like to preserve the trees, according to the City. I'd like to leave it alone. One tree at back of property, we don't want to move. Then we had to trench 14 ft. to prove this is not on a trench. The City recommends to tear out the trees on Twiggs.

Owner: would like action item. The architecture will be American style, as a reference point, to keep what is already there. This house was built in 1928.

GM: stated the PDO has a community plan, prior to 1872 for American period. Although It's not the "desired" preference.

Committee Updates: Elections will be held in April, since the order of Action items were reversed to allow for time with the projects presented at this month's meeting.

Announcements: A Special Meeting to be held at "new" CALTRANS Building on Wednesday March 25, 2015 at 3:00pm. This will allow a more informed public forum on the impact of the newly proposed removal of 20+ Pepper Trees along Juan Street along the public golf course and the historic Ruiz adobe and archaeological sites along this corridor.

Meeting adjourned at 5:30pm.

Officially submitted,

Patricia Fillet, Secretary