

Old Town San Diego Community Planning Group

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

August 12, 2015

MINUTES v.1

Whaley House this meeting to order at 3:30 pm

- **Members Present:** Chuck Ambers; Thurston Coe; Vickie Durham; Patricia Fillet; David Swarens; David Thornton; Robert Zink
- **Members Absent:** Gloria Andrade; Ann Dahlkamp; Fred Grand; Bruce Johnson; Richard Stegner; Randi Perez
- **Guests:** Molly Chase, City of San Diego (mchase@sandiego.gov, 619.236.6633); Vikie White, City of San Diego Planning (619.533.3945); Wayne Jarrell, COSD (Old Town Juan Street Project); Aimee Hayes, SOHO; Bruce Coons, SOHO; LuAnn Porter and Ken Killgas, Mission Hills Residents; Julio Deguzman, City Attorney; Monica Munoz, City of San Diego; LaVonne Peyrot, Resident Artist; Mike Arnold, Juan St. Project; Luis Schatz, City of San Diego; Jesus Garcia, City of San Diego; Ernie Perez, Student; Jessica Degen, Student; Stephen Jones, Jones Ballard Architect; Ravi Patel, Hilton Owner

1. Non-Agenda Public Comments: Property owner and architect both present to provide update and an invitation to come to grand opening on October 1st for holidays, and open to public, community and board members. Owner made many introductions. Tour of property for model rooms is ready right now.

- **Geoffrey Mogilner:** Looked at Old Town financing plan and noticed new items and extensive modifications to Pacific Highway and Rosecrans streets. Informed the group about litigation and that community has not seen the EIR proposal. GM requests this to become a discussion for next month's agenda.
- **City Attorney:** Julio DeGuzman presented to the group assurances to the community of high quality of life and persecution called "stay away" for issues of homelessness and only need one or two reports of the activity in order to remove from community/neighborhood. Trying to control homelessness, please call the general line 619 532.2000 to report.
- **Thurston Coe:** FAA was planning to come to present, but will now be Tuesday August 18th from 4-5:30pm. FAA is changing flight plan coming in from Lindberg. **Vickie White:** added the necessity for optimizing the plane approaches with GPS in hopes for on route flights, instead of relying on radio for more precise location of route, and the need for delaying any deviations. **David Swarens:** shared there was a public workshop a month ago, and the staff said the lineup will be one way and when not moving, the consolidation of any deviation. **Chuck Ambers:** the noise does cause erosion, for example in Ocean Beach, near the pier, which is under the flight path. **VW:** primary change would happen in East County, like Santee, so the shape of the landing is to change.

2. Modifications: Patricia Fillet announced July, 2015 meeting minutes will be presented by Ann Dahlkamp in September for approval.

3. Meeting Minutes:

July meeting minutes to be presented in September by Ann Dahlkamp and will be voted on for approval

5. Treasurer's report:

Collected \$30.00 during this meeting to bring year total to \$136.00

6. Action Items: See also the mitigation response, below in italics and summarized by David Swarens on behalf of the Pepper Tree Team's first Meeting August 3, 2015. A copy of the suggestions were also sent by Martin Schmidt.

****Emailed September 9, 2015:**

Dear City of San Diego Juan Street Project Team Members,

Listed below are the mitigation suggestions provided by the Pepper Tree Team (Bruce Coons, Ann Fege, and Martin Schmidt). We hope the points below will provide further structure to the City Project Team based on our commitment to the community and continued preservation of the historical and cultural significance of Old Town San Diego.

Mitigation replacement of California Pepper Trees, Juan Street Replacement Project, West Side:

- 1) Plant as soon as possible, to begin re-establishment of corridor canopy.
- 2) Plant at seasonably appropriate time, prior to forecasted rainy season.
- 3) Meet with (Community Planning Group) team to review Mitigation plan, and to confirm design and placement.
- 4) Assure California State Parks/Old Town San Diego State Historic Park commitment/participation.
- 5) Ensure maintenance, including irrigation, for establishment period (two to three years).
- 6) Include "team" as well as your professional consultants in this process, to identify other potential issues which might affect the success of this Mitigation program (e.g. leaching from uncured concrete work).

All of the above should be compatible with the supplied project schedule. We are looking forward to a copy of your report when that is supplied, and which was not available to or for the public meeting. We agreed to provide the mitigation suggestions once the report had been read by the Old Town Community Planning Group Members, prior to any final pepper tree removal. (The report was emailed August 14, 2015 and the 6 Old Growth Pepper Tree were removed the week of August 17, 2015).

The Pepper Tree Team, as designated by the Old Town Planning Group, will continue discussions with all the stakeholders of the Juan Street Project and the Old Town Community at large to provide professional guidance on the cultural and historical legacy of preserving the remaining Pepper Trees along the Juan Street Project Corridor.

• 6a) Discussion and recommendations regarding the Juan Street Pepper Trees:

The Old Town Planning Group has allowed the City of San Diego to present the final report released by the City Arborist (Old Town Planning Group did not receive copies as of meeting time at 3:30pm, we were informed the City received the report at 2pm).

Mr. Ashar, senior engineer with Juan st. project. One of the requests was to have a team to meet our arborist to assure we follow the process so that there is no impact. We met August 3rd with the designated Pepper Tree Team: Martin Schmidt, Bruce Coons, and Ann Fege (Ann could not be present). From Harney to Mason. Assurances were made to wanting to maintain the character of Old Town. The trees proposed to be removed are on the West side, close to Seeley Stable (a total of 6). The trees in front of the golf course will now stay. The pepper tree in front of old town sign between Mason, will also remain. David Swarens: asked for further Clarification if this is the parking lot side? At Mason and Twiggs, a total of 7 pepper trees are staying and the rest, up to 6 will need to go due to root barriers and a proposed utility will come under the sidewalk and those will cut the structural roots

and therefore the trees will need to be removed. We said as an alternative to go ahead and plant the pepper trees, with a special permit. Also, when we did this analysis, before the panel recommended to be removed. The new pepper trees will be added to Juan street and we can review in the future if you like and hope to lessen the impact of further tree removal. When we were on site, Martin asked for pop-outs and we didn't look at this before and we consider the impact to the trees and the loss of up to six parking spaces, and drainage concerns - we're going to have to redesign to reconsider the drainage. We need approval for design deviation and the design of the pop-outs are going to be at different points and will create an odd look for egress and ingress. We came back to the six trees to mason street to be removed. The report under discussion came in to the City team this afternoon and we will continuously rework with the community and we will do the same with having representatives for the trees on the east side. We're making good progress and we saw the first portion of urban gutters and sidewalk, we'll have a nice clean look and the final product will be great for the community.

Bruce Coons: these are the oldest and best trees that are being discussed. Mission Hills Guest asked what or how old will the new trees be? Presenter: I'm not sure the details, but Martin will know. BC: The ongoing discussions will now be of the older trees are already pruned to grow a certain way and will need maintenance, but we didn't think the city had the crew to do this. The arborist thought to go larger with the maturity of the trees to be planted. Presenter: 36in. may be the standard with 12ft. apart. DS: you said the area where the new things will be dealt with. But two years ago, we heard that. Is there a schedule? And now a schedule for the additional trees? Presenter: we now have an idea of where the trees will be planted and based on space availability this is what was determined. DS: I think it's appropriate. Presenter: The schedule is now on the west side all the way to the top. We're going to be at Taylor Street by December 1st. We have several more weeks on the West Side Thurston Coe: you said they were going to remove six pepper trees? Are all six on the sidewalk going to be removed? Monica Munoz: the structural root of the base of tree is 6inch roots and where they were planted at the sidewalk, and now what you're doing with the roots if you remove, there is risk the trees are unsafe and the city is not able to remain responsible due to safety issues. The roots are now exposed and this is where we determined there is no way to keep the trees. Alana Coons: you said the reason why not to do pop outs is you said, "we'll lose parking. How much is that"? and what were the reasons? Oh yes, Parking, drainage, and water main as the main reason. Geoffrey Mogilner: between Mason and Twiggs where the State Parks has the fence, any incentive to provide new trees? Presenter: no. Alana: how will the trees be watered? What is the plan? Can we get something in a writing/contract? Presenter: The new trees will have water but not irrigation. AC: Emphasized what an egregious act and specifically asked Ms. Munoz to listen, respectfully and without any immaturity - I'm thinking there can be some sort of negotiation. Presenter: let me go back to the plans and let me look to see how much time there may be. AC: I think the community needs to be informed. DS: Usually the city policy adjacent to private property, there is a contractual agreement with the property owner and there is usually a mechanism in response to a need of a tree. There is a process, and perhaps groups like the Friends of the State Park, for example are the keepers of the trees. What is the City Policy? Presenter: I don't know when this began, but street division is to maintain the trees. DS: the establishment of some sort of maintenance will need to be part of the mitigation. Presenter: what exists now is what we use for policy. DS: this is mitigation for the negative impact and there seems there should be an obligation for now with the unnecessary removal of the proposed pepper trees. For further clarification, as mentioned from GM now, is that none of the trees between the affected areas of Mason and Twiggs, you're not planning to be replacing anything? Presenter: we will replace the existing pepper trees like for like. TC: how many parking spaces will you lose for each tree? One? BC: we'll gain two of them there was an opportunity to get two. Thurston: I'd be in favor for more parking, but to lose 6 old trees, I think there may be a favor to lose the parking. Mission Hills Guest: how many spaces are we going to lose? Presenter: one car will take 36 in. BC: one per tree. MH Guest: you're picking up six spots and where people already park. MM: there is also an issue with the water and conduit. TC: that can always be moved. Presenter: we would have to renegotiate, with a significant cost. There isn't a city program to maintain the trees, citywide. TC: I don't think the State Parks is responsible. Presenter: they haven't pushed for or against. TC: looks like the state maintained the trees better than the city. DS: it's really hard to evaluate, do you have any idea of that part of the program will be implemented? Planner: towards the end. DS: so when? Planner,

sometime next year around this time period. DS: the summer isn't the most ideal to plant and most difficult to plant large trees. This work needs to be reevaluated for the subcontract to look at a scheduling for the planning. BC: the most sensitive trees are getting a better start, or getting in them before November. Those six trees would need to be planted right away. DS: you have an idea when you're going to do that? Presenter: September or October will be targeted to plant the new trees. AC: if you're going to do this, then we need to know the plans and dates. Presenter: we can review when. BC: you should have a plan for survival of the trees with a plan in place if you're going to do this. Presenter: please send an email with your comments as soon as I forward this report to Thurston (report received via email August 21st from the Presenter and forwarded to the OT Planning Group on Saturday August 22, 2015). GM: The BID bill, having a beautiful community benefits the business community. They may have discretionary funds to help with the watering. MH Guest: why not put an irrigation system? MM: A reminder, we don't put in any irrigation.

Project Construction Update: we're splitting phase two in two parts on the same side.

- **6b) Continuation of editing the By-Laws by the Old Town Planning and Vickie White:**

Four categories on membership on page two and on page twelve, there were two categories.

Vickie White: There is no use of administrative guidelines, now. Many of the changes are within the election procedures (see the redlined corrections are being asked to accept. Vicky went through all the red areas. Section 2 references to development code. Section 5 page 2 section 5 references to council polity (see red areas), asking for approval of those.

David Swarens: I didn't understand the policy wants us to have the bylaws and the bylaws were approved by the city attorney's office, for example. VW: some of the changes are with the elections and it's a critical procedure. The city bylaws will supersede in the future. Vicky also vocalized point by point for review and read from the document March 5, 2015, labeled revised. Vicky: will get back to the 2/3rds issue on the total number of 15 or?

See section two article three on qualifications: You don't need to fit all the categories, we have listed OR VW suggests: use "one of the following"? On page three: note that on page twelve, there are only three categories listed. Look at bottom of page.

Voting eligibility: page two four listed categories. And on page twelve, we have just three categories. Should we be consistent to use all the same four categories? Geoffrey Mogilner suggests listing all in same order.

Top of page three: eligibility. VW: not necessary to file for application for membership every three years. DS: clarify to include "eligible". GM: the general qualifications are what we have practiced in the election for the general members to vote on board members and board members vote for candidates. There are two classes of membership: two members: general members – everyone qualifies under the categories and the second are board members.

Patricia Fillet: we do ask applications/membership every year, during March. VW: I'll review the language on voting members and then add it. And will clarify the "general member" in this section. GM; and then "board members clarification". Separate the sections out. VW: we'll take a look at the language. Section 5: member out of compliance. "Loss of... and changes ordinance number" is everyone ok with that? VW: we'll save the rest for next month.

7. **Information Items:** None at this time

8. **Committee Updates:** None at this time

9. Announcements:

Molly Chase distributed the Monthly Newsletter and informed of water/drought turf replacement program with the City of San Diego

Meeting adjourned at 5:00pm.

Officially submitted,

Patricia Fillet, Secretary