



AIA San Diego
URBAN DESIGN COMMITTEE MEETING
1 February 2007

MINUTES

Present: Daniela Spoor, Kate Meairs, Gil Cooke,, Michael Stepner, Eric Epstein, Mark Vacha, Joanne Christy, Chris Dell'Acqua, John Ziebarth

Guests: Bill Anderson, Paul Schroeder, Kevin Pollem

The meeting was called to order at 8:00 a.m. Location: Tucker Sadler Architects

1. Guest Bill Anderson, Director of Planning and Community Reinvestment, City of San Diego:

1. Introduction of Bill Anderson (BA) and AIA UDC.
2. BA described the reorganization of the City's Planning Department.
3. How will "City of Villages" be implemented? -- J.Ziebarth (JZ)
 - i. BA notes that expecting the full realization of the "City of Villages" is not realistic within our lifetime.
 - ii. The greatest opportunity is for the post WWII communities to be influenced by the Plan.
4. M.Stepner (MS) notes that the redevelopment of downtown (Horton Plaza & Gaslamp) was the result of the City taking the initiative, not the **private sector only**.
5. MS notes that the success of the General Plan will depend on the Development Services Department to be both knowledgeable of the plan and follow its policies.
 - i. BA believes that the General Plan will be followed more in the future because it will be the basis for the Community Plans.
6. Priority Number One for the City is fixing the financial problem. (BA)
7. The present ambiguity of some of the zoning codes is an issue BA would like to solve.
 - i. Example of ambiguity is height limit allowed between 4-14 stories **adjacent to residential areas**.
 - ii. BA would like to see "Minimum Standards By Right" with allowances granted as developers meet additional stringent criteria of the City. This would **allow for the possibility of denser development if developers are willing to pay for additional improvements and/or mitigate unintended consequences of their proposed development**.
8. E.Epstein (EE) notes three challenges for the General Plan to address regarding the Public Facilities:
 - i. Despite the financial constraints, there should be placeholders in the planning of cities for public facilities. Then when the financial situation improves, there is room for these functions.
 - ii. Presently the City is large but not dense. The dependence on the automobile for such a large city needs to be mitigated.
 - iii. "Mixed Use" might need to be better defined to avoid shopping centers surrounded by single family homes being considered "mixed use."
9. The City plan set up to address large acre plots, but not urban infill. The new plan will address this change in values. (BA)
10. There is also the understanding of the role financing and profitability play in the types of developments being produced. (BA) The role of redevelopment for the General Plan will be:
 - i. To set a "new precedent" for the public sector to model, and better leverage developer and City resources to achieve planning and development goals.

- ii. To be able to show that the goals of the City's redevelopment can be done and address the developers' concerns of financing and profitability.
- 11. JZ addressed the importance of a strategy of implementation for the General Plan. BA agreed and noted this as an important point for himself too.
- 12. The AIA UDC offer our help. BA appreciated the offer and noted two areas of need:
 - i. Aid to smaller developers trying to improve the City, but lacking the resources the large developers have to gain project approval. Help them with the process.
 - ii. Education of community members and community boards.
- 13. Expected adoption of the new General Plan is expected to be June 2007.
- 14. D.Spoor would like quarterly meetings with BA to stay coordinated on current issues and priorities of the City. Tentatively this is acceptable. (BA leaves.)

2. Paul Schroeder (PS) Regarding AIA Board and UDC:

- 1. P.Schroeder (PS) notes a few areas of importance:
 - i. Reconnecting the AIA Board with the UDC. UDC is presently under the AIA Advocacy Subcommittee.
 - ii. Possible quarterly meetings of all Committees and Subcommittees to keep members informed of issues and aware of possible overlap on issues.
 - iii. Agreement with the UDC desire to become more proactive on important issues affecting planning.
 - iv. Defining and implementing a Public Awareness Strategy for greater connection of AIA with the communities.
 - a. One option is to try to get an AIA member on every community board.
 - v. Increasing membership for both UDC and AIA. Ideas on how to increase membership and what defines a voting member are currently being reviewed.
- 2. Initial suggestions loose and informal. PS noted all comments.

3. Next Meeting:

- 1. **Next meeting is Thursday, March 1, 2007 at 8:00 a.m.**
- 2. Agenda Items:
 - i. Updating and Prioritizing the Matrix.
 - ii. General Plan Subcommittee to present preliminary report of San Diego General Plan.

END OF MINUTES

Attachment: None.

-MV(sec) (REV. 2/13/07)