

# Clairemont Community Planning Group

Minutes of the Meeting of  
November 19th, 2019  
Alcott Elementary School Auditorium

P Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> P Gary Christensen - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter A Cecelia Frank P Chad Gardner	P Richard Jensen P Michael Brewer P Ryan Rolla L Carol Schleisman	P Glen Schmidt P Susan Mournian L Billy Paul L Erin Cullen
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P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Chair Naveen Waney called the meeting to order at 6:02 p.m. Roll call was taken and a quorum present.

**Item 2. Modifications to the Agenda**

- None

**Item 3. Approval of Minutes-**

- Motion by Susan
- Second by Delana
- Motion passes (13-0-2) Richard & Cece abstain for absence, Erin & Carol not present for vote.

**Item 4. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.**

**Public:**

- Michael – Reported (6) potholes on Get-It-Done app on a Friday and they were repaired by Monday.
- December Clairemont High School Drama presenting the A Christmas Carol. \$15 for tickets to support the drama department.
- Barbarah Torres – CTC has received (3) grants totaling \$20,000 for bike Clairemont, utility box beautification, and the garden tour.
- Steve – Encourages voting for Barbara Bry. Committed to bringing info to citizens, restore code enforcement, and preserve the planning groups. Primary is 3/3/19.
- Lisa – Parent at Longfellow E.S. needs more traffic control there are still close calls.
- VOSD podcast met with group about Mt. Etna that was not Clairemont Cares.

**Item 5. Consent Agenda:**

- None

**Item 6. Action Items:**

**201. Verizon Mt. Ada Cell Tower Size Reduction/Aesthetic Changes – PTS:255230 Applicant:**

**Shelly Kilbourn**

- Has been at PRS five times over three years.
- Current tower is 133'
- Proposed tower is 79'
- Approved by the city.
- Relocating equipment to no longer need to remove trees.
- Keven – PRS voted in October to recommend for approval with two conditions; 1-add screening at top of equipment enclosure, 2-preserve trees.
- Shelly – Shelly currently there is HVAC and can not screen top it would limit access to work on equipment.
- Gary – Has properties with complete enclosures around HVAC units all four sides and top as required by the city and quarterly maintenance is performed with no issues.

- Glen – Has issue with design and but will abstain.
- Motion to approve as presented with condition of screen being added when multilevel construction begins. Nick
- Second Susan
- Motion Passes (12-2-2) Glen abstained, didn't agree with the design but didn't want to hold up the project, Carol abstained didn't agree with the design.

## **202. Protea Bayview Transit Oriented Development – PTS: 641250 Applicants: Jeffery Essakow/Andrew Malick, Kathy Breedlove**

- Gary Christensen recuses due to potential economic interests.
- Kevin introduced the project and compliments the team on their outreach to the board and the community.
- Kathy
  - Adjacent to the blue line trolley station.
  - Entrance to the community.
  - Will have a market which was a community ask.
  - 156 residential units mix of studio, 1 and 2 bedroom.
  - 16 affordable units at 50% AMI.
  - 70 community members came to open house in September.
  - Addressing the feedback:
    - 2 levels of parking.
    - 5 levels of retail and residential.
    - 25 new parking spots added.
    - Changed entrance from Clairemont Drive to Morena Blvd.
    - Partnering with SANDAG for a parking demand study, focusing on shared use of parking.
    - By the end of 2019 there will be public access to the existing stairs from Morena Blvd. to Clairemont Dr.
    - Working with SANDAG to develop an ADA ramp from Morena Blvd. to Clairemont Dr.
    - Working to prioritize pedestrian traffic as a trolley approaches.
    - Lower plaza size has been removed.
    - Replacing Mexican palms with a different species.
    - Looking to screen or hide the Best Western wall.
    - Affordable breakdown:
      - 29 dwelling units per acre
      - 156 units, 16 affordable.
    - SB375 qualified, first project in San Diego to take this exemption.
      - City Council will vote on this project to see if it received the SB375 exemptions.
    - 2-year construction period.
  - Protea will come back for updates to the committee.
  - Mailing list is available.
- Committee Comments:
  - Kevin
    - Protea addressed most if not all concerns. PRS Meeting Minutes included for the record.
    - Recommended for approval as submitted unanimously.
    - Kevin discloses his firm has worked with Protea in the past but is currently not working with them.
  - Naveen
    - Compliments Protea for working with the community.
  - Billy
    - Not concerned with all electric. Electricity is expensive.
      - Protea is assessing using all electric as the city is leaning that way.
    - Height of building is too high and blocks the north bound view.
  - Richard
    - Does the affordable sunset?
      - 55 years.
  - Harry
    - Doesn't like the building height.
    - ADA ramp seems too expensive, put that money into the bridge.
      - Ramp was a proposal, SANDAG owns the land where the ramp could go.

- Chad-Protea did the drawings to help the process along.
  - Ryan
    - Where will delivery trucks enter and exit? Is there a commercial loading zone?
    - Will the elevators be restricted during non-peak hours to prevent people living in them?
  - Michael
    - Good project.
    - Erin
  - EIR got an F rating on Ingulf, how will they address this.
    - Not happy with the small affordable count.
  - Carol
    - Community wants the 30' height limit, Protea promised a 30' height and didn't follow through. The community is against anything over 30'.
  - Chad
    - 80,000 people have not stated their opinion about the height.
    - Wants this project to be an example of responsible development.
  - Glen
    - Discloses Protea has been a client in the past but currently has no conflict and can vote as confirmed by city staff.
  - Delana
    - Will security be addressed? Homeless are increasing in the area.
    - Appreciates Protea working with the community.
  - Susan
    - Took weeks to figure out who owns the stairs.
    - Unwarranted committee criticism about asking too many questions.
  - Nick
    - This is a model for projects, thank you Protea for listening.
  - Naveen
    - Echoes what Chad and Delana have commented, this project is wonderful.
- Public Comment
  - David D.
    - Likes the project.
    - Consider solar.
    - 156 units where will the dogs go?
  - Lisa J.
    - Thanks Protea.
    - Doesn't care for the height.
    - Clairemont does not have a ladder truck to service the building.
  - Barbara
    - Loves the trees.
    - The affordable units will for income levels around \$44,000 per year to live by the bay.
    - Wants to know if the CTC can help with the blank wall to make it a mural.
  - Jim A.
    - Likes the project.
    - Kudos to the design team.
    - Neighbors told him "we want cool places we can walk to"
    - Will Protea support community events in the project?
  - Mark G. - Secretary for the North Park Planning Group
    - Thanks Protea is excited for the project.
  - Julie W.
    - Thanks Protea.
    - Doesn't agree with the height.
    - Urges the use of solar roofs.
    - We need a ladder truck and fire staff.
    - Where did the additional 25 parking spaces come from?
      - Expanded the underground parking area.
  - Doreen
    - Echoes solar.
    - Santee saw an increase of homeless people when the trolley expanded to their area.

- Don't put electric scooter charging.
  - Margie S.
    - Is there tandem parking?
      - Yes.
  - John Z.
    - Thanks the board for their questions.
    - Traffic will be 64% of what the project is actually zoned for, there will be less traffic with this project.
- Motion to approve as presented. Ryan
- Second Glen
- 11-4-1, Gary Christensen recuses.

**203. Planning Group Reforms and Changes** (Nicholas Reed, Collin Parent, Circulate San Diego)

- CPC has already approved several the reforms we will be reviewing those not approved so the CCPG can vote at the next CPC.
- *See Attachment A for supporting information.*
- Recommend to support items 3, 6, & 7 item 21 as written.
  - Motion Chad
  - Second Susan
  - 16-0-0
- Recommend to support items 10, 11, & 12 item 21 as written.
  - Motion Billy
  - Second Chad
  - 16-0-0
- Item number 9 discussion
  - Delana – who would facilitate the recording?
- Recommend to support item 9 with the amendment the City of San Diego is responsible for facilitating the taping, storage, and distribution of all items.
  - Motion Billy
  - Second Nick
  - 16-0-0
- Recommend to support item 17 item 21 as written.
  - Motion Nick
  - Second Ryan
  - 16-0-0
- Recommend not supporting item 13 item 21 as written.
  - Motion Susan
  - Second Carol
  - 15-1-0
- Recommend to support item 14 item 21 as written.
  - Motion Chad
  - Second Naveen
  - 16-0-0
- Recommend to support item 16 with the amendment to change to one (1) hour.
  - Motion Richard
  - Second Cece
  - 16-0-0
- Recommend to support item 21 amended to one (1) year.
  - Motion Billy
  - Second Susan
  - 7-9-0
- Recommend to support item 21 as written.
  - Motion Gary
  - Second Ryan
  - 10-6-0
- Recommend not to support item 20.
  - Motion Michael
  - Second Chad
  - 16-0-0

- Recommend no to support item 27
  - Motion Richard
  - Second Chad
  - 14-2-0
- Recommend to support items 29 & 33
  - Motion Nick
  - Second Michael
  - 9-5-1
- Recommend not to support item 30
  - Motion Richard
  - Second Naveen
  - 14-2-0

**Item 7. Information Items**

301. Formation of 2020 CCPG Elections Subcommittee (Nicholas Reed)

- Nicholas Reed
- Delana Hardacre
- Michael Brewer
- Carol Schleisman

**Item 8. Workshop Items None**

**Item 9. Potential Action Items None**

**Item 10. Reports to Group**

- Project Review – Lots of applicants in January.
- CTC –
- Treasurer – Checking \$159.22, City \$500.00.
- CIP –
- Mt. Etna – Met regarding the plan amendment, voted to recommend approval as presented and did not pass.
- CPU – Should wrap up in March.
- Airports –
- Vice Chair –
- Parking & Transportation – Will meet in January in reference to new bike lanes.
- MCAS Miramar – September was the airshow, in October.
- By-Laws –
- CPC – Potential changes coming that would allow a slate of candidates to run. More information to come.
- Secretary –

**Adjournment 8:37 pm**

**The next meeting will be held on January 21st, 6:00 pm at Alcott Elementary School.**

# PRS Subcommittee Minutes

Meeting Date:

**11/13/2019**

## ITEM 1 - Role Call: (P) resent (A)bsent (E)xcused

<b>P</b> Kevin Carpenter (KC)	<b>P</b> Glen Schmidt (GS)
<b>P</b> Chad Gardener (CG)	<b>P</b> Ryan Rolla (RR)
<b>P</b> Susan Mournian (SM)	<b>P</b> Richard Jensen (RJ)
<b>P</b> Nicholas Reed (NR)	<b>A</b> Cecilia Frank (CF)

## ITEM 2 - Non-Agenda Comments

Comments by <b>Michael Dwyer</b>	Comments <b>Claremont times articles, Mt Etna coverage</b>
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## ITEM 3 - Modifications to agenda

Modifications by: <b>GS</b>	Comments <b>Switch order of items 501 with 502 since item 501 applicant has not arrived</b>
Motion to approve by (CHANGES ONLY:) <b>GS</b>	Seconded: <b>RJ</b>
Vote counts: Yes <b>7</b> No <b>0</b> Abstain <b>0</b> Reasons	

## ITEM 4 - Approval of minutes

Comments by: <b>RJ</b>	Comments <b>Please strike RJ remarks regarding RF radiation</b>
Motion to approve by: <b>NR</b>	Seconded: <b>CG</b>
Vote counts: Yes <b>3</b> No <b>0</b> Abstain <b>4</b> Reasons: <b>ABSENT</b>	

## ITEM 5 - Action Items:

*(Items 502 et. seq, continued on next page only if needed)*

Item title: <b>501 641117 - Genesee Retail Center - SDP - Applicant: Glenn Linthicum</b>	
Comments by: <b>N/A</b>	Comments <b>(Applicant did not show up)</b>
Motion by: <b>N/A</b>	Seconded: <b>N/A</b>
Motion text: <b>N/A</b>	
Comments on motion by: <b>N/A</b>	Comments <b>N/A</b>
Vote counts: Yes <b>0</b> No <b>0</b> Abstain <b>0</b> Reasons	

Item title:

## 502 641250 - Bayview Mixed Use TOD - Applicant: Kathy Breedlove

Comments by:	Comments
Kathy Breedlove (APPLICANT)	Comments received: Sandag will work on shared parking. Addressing blank wall at Best Western Hotel Pedestrian connection to the bay
Tal Safdie (APPLICANT)	Gateway to Clairemont. Lower limit on parking levels due to ground water, however added 25 residential spaces since last presentation 398 total: 150 Sandag 111 residential 137 commercial. Removed porkchop island. Sandag restoring access to the stairs temporarily. Protea funded design for preliminary ramp scheme to replace sidewalk shared. New photo sims down Clairemont drive shared. Activation of Morena plaza increased. Best Western hotel wall screening. Benefits of project overall. Affordable on site. Pubic plaza. Mobility hub. Pedestrian improvements. Not doing community sign or median, but would collaborate with others. Using 44 units/acre, future allowable is over 50. Sustainability features included. Mid 2020 construction pending Sandag, 2022 delivery
RJ	Glad applicant addressed the eyesore of the vacant lot, questioned 16 affordable units, seems low for parking and unit count bonus. Will there be bus? A) No, MTS is looking at feeder bus, moving Denver to ingulf street. Appreciated increased parking. What is EV parking designated for? A) 11 for commercial, Sandag 6, 9 for residential, only some are ready to use, some are infrastructure only, some are future. Observed as Resident centric, but questioned community access. Height is still bothersome
RR	Appreciated response to comments. Questioned ramp could have stair as well as ramp? A) Sandag court, but agrees, civil engineer agrees old or replacement stair could complement ramp. Was restriping and signalization on bridge considered in design of new Clmt drive entrance? Best western wall, could use green wall like at sprouts. Kleege acknowledged
SM	Timeline for temporary stairs? A) Clarified that the stairs Sandag jurisdiction, not determined, not known. Is ramp on protea property? Who will pay? A) City property, not under Protea budget, but will grant property right if beneficial to the ultimate ramp design. Public access through the site a condition of permit? Can be revoked? A) not a bait and switch, security and other measures will be implemented. If anything it will be a time dependent. Will elevator access to the bridge remain open? A) Yes, always open for sandag parking. What is walking distance thru site from trolley to bridge? A) 700' vs, 600' thru offsite sandag ramp/stair
CG	Impressed with responsiveness to public, hopes for more Clairemont development under Protea, hopes Kleege hears as well. Sharing parking is a great idea, when will that be solidified A) high levels with sandag, local PM may not have latest data. Appreciated future thoughts about parking. Landscaping outside property is misleading, should be clarified. Appreciated added parking stalls. Artificial turf on roofs, any thought of real grass? Heat island effect is not helped by artificial turf A) yes, but not very feasible based on recent projects - understands concern. Are pop up kiosks permitted on Morena plaza? A) yes. Phased construction? A) no Appreciates moves on affordable, and mixture. What is mix of studios, etc? A) same unit mix as rest of building. Appreciates that families can take advantage. Hope this remains a role model.
NR	Liked acknowledgement of stair issue and proposed possible design. Appreciated unit mix and is wowed by the project.
GS	Disclosed work with Protea, staff approved his voting. Appreciated courtyard thinks it IS a good public move. Appreciated parking and moves on plaza, keep plant material low. Are you building ramp? A) no, just a conversation starter, and encouraging sandag to pursue. Would be a good off hour access. Appreciated views. What are materials? A) Block, Equitone, stucco. Are planters accessible to maintain? A) yes, but some are part of unit access, but can be maintained from ladder outside of unit. Understands that median cannot be landscaped, but can the right of way be improved up to Denver? A) There is a parkway, but not in front of adjacent Kleege property
KC	Disclosed work with Protea, similar to Glen. Positive comments about project and responsiveness. Questioned the viability of the sharp taper at the end of the Clmt Drive parkway, will not be landscapable. Radius wall facing NW is much improved. Where is parking analysis? A) coming late December, they hope to attract a car free tenant. Parking analysis is for the market use, and for use with negotiation with SANDAG
Julie Wilds	Thank you for listening, and acting on comments
Margie Schmidt	Cycle comment about no outdoor space. Deviation/incentive based on outdoor space, providing more glass for those windows



Michael Dwyer	What is elevation from Morena to Clairemont Drive A) 20-22' what is the access to hotel? A) Easement is existing. Is the sandag parking shared? A) In negotiations now
Mark Gould	Lives in Bay Park near Luche's. This revitalization is needed, minor comments made by board are absurd. Appreciates emphasis on community input. Chastised board for asking questions
Jim Elko	Kudos to the team. Concerned about pedestrian safety on sidewalks with buffers to cars? Wider than 5'? A) 10' easement, flipping to provide 5' parkway buffer. Wider sidewalk not a recommended to preserve greenery. Jim, 5' walk still not wide enough for families etc.
Carol Reid	Appreciated presentation and added parking. Is presentation available? A) Yes, is public record. What is the unit count A)156 Unit mix? A) roughly 1/3 of studio, one and two bedrooms? What is height? What is schedule? A) CCPG, city staff, then city council
Joel	Residential parking spot count? A) 111
Irene	Minimal affordable, why not aim higher? A) thresholds are complex, lots of thought put in to what the right balance to preserve the feasibility for development. CG: applicant is not doing the minimum, paying in lieu fee is the minimum.
RR	Trees along Clairemont Drive questioned, recommends alternative choice that is not as messy

Motion by: **GS** Seconded: **CG**

Motion text:

**Recommend approval as presented**

Comments on motion by:

Comments

**RJ Will vote no since our taxes are being tapped**

**SM Supports the project, with the proviso that discussions on parking and pedestrian access to the bay are continued**

Vote counts: Yes **6** No **1** Abstain **0** Reasons

**ITEM 6 - Information Items:***Item title:***601 ITEM TITLE***Comments by:**Comments***NONE****ITEM 7 - Workshop Items:***Item title:***701 ITEM TITLE***Comments by:**Comments***NONE****ITEM 8 - Future Potential Action Items:***Item titles:***801 512890 - Residential 1398 Lieta St./4200 Tonopah Ave.****802 603759 - Mt. Albertine Tentative Map/NDP****803 625003 - Tecolote Canyon PMPA NRMP SDP****804 641717 - Holtgrave Wall NDP****805 650020 - Tecolote Trunk Sewer SDP***Adjournment time:***8:00**