

# Clairemont Community Planning Group

Minutes of the Meeting of June  
16th, 2020  
ZOOM Virtual Meeting

A Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> A Gary Christensen - <b>Secretary</b> P Cecelia Frank - <b>Treasurer</b>	P Harry Backer P Kevin Carpenter A Lisa Johnson P Chad Gardner	P Richard Jensen P Carol Schleisman P Glen Schmidt P Susan Mournian	P Billy Paul A Erin Cullen P Briar Belair A Marc Gould
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P – Present    A – Absent    L-Late

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

Vice-Chair Nicholas Reed called the meeting to order at 6:02 p.m. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 1-minute time limit per speaker.

**Committee Members:**

- Derek Someda
  - Concerns about bicycle safety on Clairmont Drive Bridge. Suggest creating a bike route to Mission Bay. Ms. Munson mentions unknown amount of funding possibly available from SANDAG for pedestrians and bikes in this area.
- Michael Dwyer
  - Compliments city on quick pothole repair.
- Kelly Culbert
  - Concerns about excessive speed on Clairemont Drive. Jon Shiner replies that CD6 has completed a speed profile test for this areas, results pending.
- Justin Wilson
  - Issue of illegal dumping behind Goodwill Store. Has been reported to Goodwill and the city.
- Grant Daversa
  - Would like a way for bike riders to access Mission Bay from the Bay Ho area.

**Committee Members:**

- Harry Backer
  - Dumping issues at the bottom of Balboa. Large potholes on Ingulf.
- Glen Schmidt
  - How much money from SANDAG for bike/pedestrian improvements on Clairemont Drive bridge?
    - Ms. Munson – Unknow currently.
- Billy Paul
  - Spoke to bike path plan proposals near 52, crossing Jutland and Balboa.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval

- Table item 206 until next meeting
  - Motion: Glen Second: Nicholas
  - 11-0-0

**Item 4. Approval of Minutes-**

- Motion to approve meeting minutes.
  - Motion: Glen
  - 2<sup>nd</sup>: Susan
  - Vote 8-0-3 (Billy, Harry, & Richard abstained)

## Item 5. Council Representative Reports

### **District 2 Council Report, Carrie Munson, Community Liaison, [cmunson@sandiego.gov](mailto:cmunson@sandiego.gov)**

- FY 2021 budget approved.
  - Delana-Weed issues on Morena medians
    - C-Limited city services to correct.
  - Nick-News on in person meetings
    - C-None currently.
  - Susan-Recreations center and library openings?
    - C-None currently.

### **District 6 Council Report, Jon Shiner, Community Liaison, [jshiner@sandiego.gov](mailto:jshiner@sandiego.gov)**

- Working on speeding & dumping.
- Banner5s going up, transformers being painted.
- SDForeverChild.org – 0-12 childcare.

## Item 6. Consent Agenda

## Item 7. Action Items

### **201. Clairemont Safe Streets - Glen Schmidt**

- Presentation of the concept and potential streets.
  - PRS approved the potential streets but we would only like to consider Erie as a trial, a 2-month trial period ending 8/2020.
    - Motion: Glen, Second: Chad
  - Susan suggest a friendly amendment to eliminate 3 blogs from Ingulf to Milton due to school safety concerns. Mentions need for SDPD, Streets & Council review prior to implementation.
  - Glen turns down the amendment.
  - Questions about Ticketing/enforcement which are unknown.
  - 24-hour situation here as our committee has not designated any day or hour limits.
  - Ms. Munson indicates the City will go forward with Slow Streets PH. 2 even though parks and other venues are open for safe exercise with social distancing.
  - Vote: 8-3-0

### **202. 2343 Garfield Tentative map PTS: 657970 – Jon Powell**

- Tentative map to split 1 large property at 2343 Garfield into 2 separate properties.
  - PRS approved as submitted.
    - Motion to approved as submitted: Kevin, Second: Glen
  - Driveway issue?
    - Unknow at this time, owner will clarify with city staff.
  - Not community friendly.
  - Increases density
  - Ability to split lots limited
  - Support for infill
  - Concerns about parking
  - Vote: 9-2-0

### **203. City of SD Planning Department Complete Communities, Mobility & Housing-CCPG Recommendation - Nicholas Reed**

- Summary of completed communities as presented to CPC with slides from the Cities website.
  - No planner present to answer questions.
  - Gigantic issues while we are in COVID and limited to comment effectively.
  - Taking it up on our own without staff support.
  - No discussion of Coastal Overlay Zone at CPC
  - Guts height limit
  - Kept committee in the dark.

- Motion Susan: Due to lack of information from the planning department we cannot support complete communities at this time. The change of the approval process to largely ministerial removes the possibility of our committee or any planning committee to offer advisory votes and input.
- Second Chad
- Ministerial process takes away our input.
- Destroys community character.
- Doesn't move the housing goal.
- Creates spot zoning.
- Needs input from all planning groups not just CPC.
- Incentive program for developers.
- Countless questions unanswered without planning staff present.
- Vote: 11-0-0

**205. Residential Project 1398 Lieta St./4200 Tonopah Ave. PTS: 512980 – Craig Howard**

- Presentation of 13-unit residential project.
  - PRS did not support the project.
    - Motion to not support Kevin, Second: Susan
  - From PRS:
    - Too much density with restricted access.
    - No guest parking.
    - Parking negatively impacts existing residential neighborhood.
    - Privacy issues for building to the east.
    - Landscaping on south side inadequate.
    - West slope owned by city needs to be addressed in some fashion.
  - Discussion:
    - Under the existing laws and codes, this is permitted but provides limited community benefit.
    - 2 zones being combined with allows increased density.
    - Impact on surrounding community a concern. Lieta is a one-way street leading to project.
    - Potential of overflow and resident parking on Lieta due to tandem/lift parking in project.
    - Issue of sale around the one affordable unit still not resolved.
    - Overbuilt.
    - Design not compatible with neighborhood. Square boxes.
    - Happening by right. 1/2 mile from trolley.
    - Too high in price. Problems with entry and exit points.
    - Too dense, not in character with neighborhood.
    - Parking impacts.
    - Western slope owned by city is ugly.
    - Developer not willing to do anything about this eyesore.
  - Vote: 10-1-0

**Item 8. Informational Items None**

**Item 9. Workshop Items None**

**Item 10. Potential Action Items**

**Item 11. Reports to Group**

**Chair Report – Naveen Waney – no report**

**Vice-Chair/Parking & Transportation Report – Nicholas Reed – Annual report tabled until July meeting.**  
P&T Billy Paul fills vacancy.

**Secretary Report, Gary Christensen – no report**

**Airports – Nicholas Reed – No report**

**Community Planners – Naveen Waney – Naveen or Nicholas will attend the July meeting with our vote on Complete Communities.**

**MCAS Miramar – Cecelia Frank – No report**

**Treasurer – Delana Hardacre – Bank changes in process**

**Community Plan Update – Susan Mournian – No report.**

**Clairemont Town Council – Delana Hardacre – No report**

**Project Review Subcommittee – Kevin Carpenter – Backlog of projects.**

**Election – Nicholas Reed – No report.**

**By-Laws – No report.**

**CIP – Erin Cullen – no report**

**Adjournment at 8:35 PM**

**The next meeting will be held on July 21st, 6:30 pm.**

## 6-162020 ZOOM CHAT TRANSCRIPT

17:58:25 From cece : Richard yes

18:04:25 From Chad : thank you Susan. We might want to record this meeting to help also

18:06:09 From justin wilson : Hi, Justin Wilson, Id like to give public comments

18:07:07 From justin wilson to Clairemont Community Planning Group (Privately) : hi, don't know how to raise my hand through the app, but Id like to give public comments, Justin Wilson

18:09:47 From Clairemont Community Planning Group : nicksair@gmail.com

18:13:50 From Chad : time Nick

18:21:21 From cece : Richard: Yes Cece: Yes

18:42:33 From cece : Richard; Pilot Should be a shorter segment. Perhaps Milton to Tonopah for first test. I agree with Delana

18:43:11 From cece : Cece: I agree with Susan

18:45:42 From cece : Cece: I think this street is not needed. that is why we have parks and there is no cars driving in the way

18:46:56 From Delana Hardacre : I believe it will not stop the children from playing on Denver street

18:51:39 From cece : Richard: Everyone would like a slow, semi private street in front of their house. Less traffic, Best St. to connect recreation/ markets/ retail is CLmt. Dr. rontage road

18:54:26 From cece : Richard: Please read Richards comment

18:56:12 From Delana Hardacre : Ridiculous..... Erie is the busiest street in Bay Park

18:56:15 From cece : Richard: What is the enforcement? Ticket?

18:58:34 From cece : Richard: No Cece No

19:00:28 From Jon Powell : Nick, do you want to present the map?

19:02:36 From Kevin Carpenter to Clairemont Community Planning Group (Privately) : Nick, we usually let the applicant go first, then I go as the first coment - lets do that for the Lieta project

19:07:51 From cece : Cece: I think there is more to come with this property then what we know.

19:10:52 From cece : Richard: Yes Cece: No

19:11:15 From Glen Schmidt : Glen Yes

19:14:48 From Chad : How does this tie into the plan update we just worked on so hard?

19:18:04 From Kevin Carpenter to Clairemont Community Planning Group (Privately) : Nick - I think mute Harry

19:18:41 From Chad : mute Harry

19:19:47 From cece : Richard: Ministerial process (by right) takes away community input and gives unelected planning department bureaucrats complete control. To the determent of our communities.

19:26:02 From cece : Richard: Only 10% need to be low income, the current requirement. They could be up to 1 mile away or in a Transit Priority Area (TPA) anywhere in the community planning area. Clairemont builders could place low income units in Bay Park / Bay Ho to meet the requirement. They should be in the same project.

19:27:10 From Karin Zirk : I feel that the City is giving away things to developers. There is nothing in this plan that will require communities who are absorbing development to receive any benefits.

19:27:41 From cece : Richard: Height and density based on new Floor Area Ratio (FAR) rules will destroy community character and scale.

19:28:03 From Karin Zirk : Also the Parks Master Plan is a key component. The the PMP no longer requires parks be in communities.

19:28:19 From Karin Zirk : And that a park within a 30 minute bus ride counts as park access

19:30:55 From cece : Richard: Development Impact Fees will be based on FAR, not on units built. This allows less impact fees collected for the community for increased height and density.

19:32:30 From cece : Richard: This plan does more harm than good to your community unless we address the concerns mentioned above.

19:36:28 From Karin Zirk : Spot on Susan

19:37:05 From Chad : thanks Susan. I didn't think it was on you.

19:37:51 From cece : Cece: I agree with Harry!

19:37:57 From Chad : Also a little suspicious that Marlon is not here to answer for this.

19:49:33 From cece : Cece: Yes Richard: Yes

19:49:53 From Glen Schmidt : Yes

20:07:23 From cece : Cece: Not enough tenant or any visitor parking spots which puts to many cars on the street. There is not adequate room for large trucks ( Trash trucks) to enter and exit. Home owners looking straight in the next-door pool area, leaving neighbors little privacy. Downsize the amount of units on the property.

20:11:37 From Briar Belair : Chad - that is correct. No timeline

20:14:37 From cece : Richard: Too crowded on Lot. Too many extra changes just to fit. 30 ft. box 5 ft. from the neighbors back yard due to requested set back changes. 8 ft. is bad enough. Wants extra 9% lot coverage above

allowed FAR. That's an extra 2865 sq. ft. lot coverage. Asking for all milk and honey, leaving the neighborhood with the blood sweat and tears. Just not in character with the surrounding neighborhood.

20:30:51 From cece : Richard: Yes Cece: Yes

20:33:42 From Kevin Carpenter : PRS Backlog:

20:33:43 From cece : Cece: We did meet.

20:33:47 From Kevin Carpenter : 501. 603759 - Mt. Albertine Tentative Map/NDP - Applicant: Charles M.

Johnson

502. 625003 - Tecolote Canyon PMPA NRMP SDP Applicant: Mark Berninger

503. 634180 - 6395 Balboa SDP - Applicant: Darren Machulsky

504. 645183 - Orten Map Waiver - Applicant: Mathew Winter

505. 655705 - Crown-Castle Monongahela - Applicant:

506. 650020 - Tecolote Trunk Sewer SDP - Applicant: Bobak Madgedi

20:34:01 From Kevin Carpenter : Plus a 711 liquor liscence