

**CLAIREMONT COMMUNITY PLANNING GROUP**

**PROJECT REVIEW SUBCOMMITTEE (PRS)**

**MINUTES OF OCTOBER 12, 2022**

**Item 1 Meeting called to order** at 12:03pm by chair. **Roll call:** GS, MS, BB, CF, MM, & KC present; RB absent. Quorum present.

**Item 2 Non-agenda Public Comment:** None.

**Item 3 Modifications to agenda:** None.

**Item 4 Approval of Minutes of Sept. 14, 2022:** Motion by BB to approve minutes with correction that RB was absent, second by MS. Vote: 6-0-0, motion passes.

**Item 5 Information Items:** None

**Item 6 Consent Agenda:** None

**Item 7 Action Item:**

**7A – Clairemont Village Multi-Family Development NDP/SDP/EV Project No 6973707**

Previously presented at July PRS meeting.

Presentation by applicants C. Smith & B. Kleege and consultants K. Lau (architect), S. Shoup (landscape architect), J. Schlaefli (traffic eng.): Project is 224 unit 5 story residential over 2 story parking at corner of Field St & Cowley Way. Will have 23 affordable units. On site of underutilized parking lot of commercial property owned and improved since 2012. Planned parking increased to 385 spaces therefore no deviation needed for parking. Height is only deviation needed (45 feet allowed). Power point images of project with presentation review of site, plans, and visual depictions. Is zoned CC 1-3 allowing 376 dwelling units on entire site; 152 units could be built elsewhere on property in future.

PRS comments:

BB: Concerned about transparency along Cowley, believes that 50% of street wall is not compliant with Code. Will include in motion.

MM: Concerns about graffiti potential and about the pedestrian crossing for seniors.

KC: Multi-trunk trees not effective for providing canopy. Suggests roadway between project and commercial buildings be “fire lane only” for ped safety or install a “speed table”. Could do more to meet current draft of CPU wording. Ped access improvements needed into commercial from Field & Burgener. Resp: Maintaining trees per arborist direction; truck access for deliveries necessary on roadway.

MS: Green screen positive feature. Please consider ped access to commercial during construction, EV spaces for commercial?, crosswalks needed at Field & Cowley, left turn lane striping or center turn lane on Field needed. Resp: Possible EV spaces for commercial in future.

CF: Concerns about not enough parking, building too high, availability of water.

GS: Comply with Landscape Standards for whole site. Green screen preferred and appreciated. Current comm. plan and CPU 5/2021 draft proposed walkup units, front porches, greenway/linear park on Cowley. Agrees with BB regarding transparency along Cowley that activates street. It is not there.

Public Comments:

R. Thell (represents larger group of citizens who've signed petition): Opposes height exception, scope is out of scale with surrounding area. Cowley & Field dangerous intersection, parking concern, suggests create direct corridor for commercial access for seniors, affordable units req'd. Resp: 10% affordable at 60% AMI.

D. Cale: Traffic flow concerns on residential streets and on Clairemont Dr from I-5 to/from Balboa

S. Jones: Lives on Cowley, supports project, no objections.

F. Ternasky: Cowley resident (an architect) states plans don't reflect varied articulations seen on simulations. Also concerned about transparency.

Jay: Cowley resident concerned re parking, traffic and ped safety.

A Gilstrap: Blind Sorrento resident concerned re traffic/safety.

M. Eckmiller: Cowley resident concerned re traffic.

J. Regusa: Burgener resident noted that a mother was killed in crosswalk by Longfellow; 600 cars 2x/day for student drop off/pick up. Advocated for removal of Burgener bus route d/t low utilization. So concerned re ped safety for commercial & neighborhood.

BB makes motion (and accepts various friendly amendments from PRS members to finalize wording) to approve the project conditioned upon:

- Compliance with SD Muni Code 131.0552 regarding transparency along Cowley Way.

(This also aligns with the CPU work that staff and the community worked on for several years. Specifically for this site per the May 2021 draft: "LU-16 Site buildings along Cowley Way to include frontage activation through walk-up units, front porches, stoops and other street-level activation to make Cowley Way a more pedestrian-friendly and walkable street in the village area.")

- Site design should be compliant with the current Clairemont Community Plan Clairemont Village CPIOZ. Add pedestrian sidewalk access from Field Street to the Commercial space, adjacent to the driveways.

(Currently there are a limited number of safe pedestrian or bicycle access points into the center. For example, a pedestrian cannot enter the site easily from Field Street without walking in the drive lane of the parking lot. The CPIOZ for this site reads as follows:

“New development should be linked to the surrounding residential neighborhood by safe and effective pedestrian access through well-defined entryways. A. when adjacent to a residential area, the commercial development should be linked to the neighborhood with landscaping or architectural design so a transition is made. B. Commercial development should be connected to surrounding residential areas by pedestrian access between the public right-of-way and the internal pedestrian walkways of the center. C. Commercial development in the centers should participate in the landscaping improvements along...Clairemont Drive.)

- All Development Plans should be updated to reflect the illustrations such as building articulation and landscape treatments such as the green screen at the mid-block crossing.”
- Bring the entire 12+ acre site into compliance with SD Muni Code Chapter 14, Article 2, Division 4 Landscape Regulations.
- Add a pedestrian crosswalk at the intersection of Cowley Way and Field Street.
- Repair illuminated pedestrian crosswalk from the adjacent building across Cowley, which is for senior living. (There is an existing pedestrian flashing sign on each side of this crosswalk. In-ground lighting in the street along the crosswalk also is present and operational at some point in the past, but is currently not working.)
- If possible, use removable bollards to restrict traffic between the project and the commercial center to pedestrian and bicycle traffic, while still allowing service and emergency fire access when needed. Designation of the fire lane between subject property and Sprouts building to indicate access only for fire and delivery trucks – no public access.
- Turn lanes be added on Field Street and Cowley Way to accommodate increased traffic.

Second by MS. Vote: 5-1-0, motion passes.

Chair notes that PRS is advisory to CCPG (meeting will be Tuesday 10/18/22 at 6pm). Following that project will go before Planning Commission, then to City Council.

Next PRS meeting 11/9/22 at noon. Adjourn at 1:57pm.