

## Clairemont Community Planning Group

Minutes of the Meeting of  
 March 21, 2023  
 Meeting Held at the North Clairemont Recreation Center

P Nicholas Reed - <b>Chair</b> P Briar Belair - <b>Vice Chair</b> P Marc Mytels - <b>Secretary</b> P Cecelia Frank - <b>Treasurer</b>	A Abbie Hawkins P Erin Cullen	P Brett Montgomery A Glen Schmidt	P Lori Carpenter P Billy Paul
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P - Present    A - Absent    L-Late

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

Nicholas called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was present. Quorum was established at 6: p.m. with 8/10 members 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:** 2-minute time limit per speaker.

**Public:**

- Michael Dwyer: 1. Construction is scheduled to be finished this week for the northern pipeline of the Pure Water project construction. 2. The next segment of the Pure Water project construction will be on Genesee from the SR-52 to Governor Drive, 3. The Clairemont Town Council (CTC) will be getting a presentation on April 6<sup>th</sup> about the Pure Water project's southern section construction.
- Ian Grooms: - Rite Aid building has been purchased, bike lanes added along Genesee, Balboa Ave is scheduled to be repaved in near future. Concern for lack of native plants in the Clairemont Community Plan update
- Samantha Brown: Introduced herself as a member of Toni Atkins' office staff and will be regular presenter at CCPG meetings.

**Committee Members:**

- Billy: Trees in median of Balboa and Chandler Ave appear to be in poor health, possibly not getting enough water

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

- Stephanie VanderVeen, presenter for the Sorrento cell tower, may not be able to attend meeting
- Carrie Munson and Marlon Pangilinan are not able to attend meeting

**Item 4. Reports to Committee**

- **Project Review Subcommittee (PRS): Glen**
  - Glen not present, Cell tower on Balboa will be discussed at next PRS meeting
- **Treasury: Cecilia**
  - \$124 (previous balance)
- **Parking and Transportation: Brett**
  - Has been reaching out to community member about parking concerns
- **Airports: Nicholas**
  - 2100+ operations at Montgomery field in the past month; YTD 24K operations, which is down 11% from a year ago; no information on near misses
- **Community Planners Committee (CPC): Nicholas**

- CPC is returning to in-person meetings at Balboa Park, Nicholas will run as vice-chair
- **Secretary: Marc**
  - May need to relinquish secretary duties due to possible work in Los Angeles
- **Vice Chair: Briar**
  - CCPG needs more board members to stay compliant with current bylaws
- **Bylaws: Abbie**
  - Not present
- **MCAS Miramar: Cecilia**
  - No Report
- **Sgt at Arms: Lori**
  - No Report
- **Chair: Nicholas**
  - SANDAG meeting in rapid 41 bus line project will be held on Monday April 3rd @5:00, meeting may be available on Zoom
- **Social Media: Nicholas**
  - Requesting applicants to resume activities

**Item 5. Approval of Meeting Minutes from January and February CCPG meetings:**

- Request from Nicholas for fixing dates on February meeting notes.
- Motion to accept notes with amendment to fix dates:
  - Approved: Brett, Briar, Cecilia, Erin, Lori, Marc, Nicholas; Abstained: Billy

**Item 6. Council Representative Reports**

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

- Not present

**District City of San Diego Mayor's Office Neighborhood Representative Report, Kohta Zaiser, Clairemont Community Liaison, [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov)**

- Kathy Hopper Senior Center has reopened. Will be operated by the Parks & Recreation Department. A reopening event will be scheduled sometime during summer 2023.
- After a delay, in April the Safe Lot on Morena Bl. (a.k.a. "Rose Canyon Safe Camping Lot") will start having people move in.
- The Downtown San Diego Civic Core (6 square blocks, including City Hall, Golden Hall, 101 Ash St., etc.) is getting planned for a major redevelopment, to include housing and public spaces
- A press conference with Mayor Gloria and Councilmember Whitburn on accommodating homeless residents took place the previous week. Items discussed included:
  - A ballot measure to open more and expedite the creation of facilities for homeless residents (example: took over 3 months for Morena Bl. facility to open; was too slow)
  - Creation of dedicated spaces for safe camping which will also offer services to homeless residents
  - An unsafe camping ordinance to disallow camping in private and sensitive locations. Was acknowledged to be controversial. Khota may present more on this subject in April
- Questions included allowing pets in shelters as a means to lower barriers to services, and land found for more safe lots

**City of San Diego Planning Department Update, Marlon Pangilinan, City of San Diego, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**

- Not present
- Nicholas reported the updated Clairemont Community Plan is still forthcoming, and the ability to hold hybrid meeting are about a year away

## Item 7. Consent Agenda

- Sorrento Cell tower: (PRJ# 1071544). Presenter was not able to attend, further discussion at later CCPG meeting

## Item 8. Action Items

- **801: CCPG Board Member Candidate Statements:**
  - Briar Belair presented, introduced Ian Grooms
  - Ian is a lifelong Clairemont resident with interest in infrastructure, affordable housing and reducing homelessness
  - Ian has been s a public advocate since 7<sup>th</sup> grade when he wrote a letter to then-mayor Faulkner
  - Motion to admit Ian to the board. Approved by all in attendance

## Item 9. Information Items

- **901: Mt Etna affordable housing**
  - Heidi Mather, [hmather@chelseainvestco.com](mailto:hmather@chelseainvestco.com) director of development from Chelsa Investments presented
  - Site is located at the corner of Genesee and Mt Etna Drive. Currently is bare-earth vacant
  - Proposal is for a “Mt Etna Campus”, which consists of four buildings
  - Housing plan in to also provide services to residents, including seniors, Developmentally Disabled residents and families
  - Non-resident members of the public aged over 60 may use senior services to be located at the facility
  - 230 family apartments are planned
    - 57 of the 230 apartments will be designated for families where a family member has a developmental disability
  - 174 senior apartments, spread across two buildings
  - Will have surface an underground parking
  - Detailed elevations and maps presented. Buildings will be five stories tall
  - Construction on the family building, which includes a parking garage, will last approximately 30 months
  - Construction on the senior buildings will last approximately 16 months
  - Contractors will park at SDG&E lot nearby
  - Each building will have a community room
  - The campus will include a computer lab, laundry and similar facilities
  - Counseling for activities such as ESL and taxes will be offered
  - San Diego Regional Center (SDRC) services will be available
  - More information online at [www.5255mtetnadrive.com](http://www.5255mtetnadrive.com)
  - Questions and concerns included:
    - Will have onsite managers, cameras, and key FOBs issued to residents
    - Parking ratios 1.2/1 for family apartments, 0.5/1 for senior apartments and 1/1 for remaining apartments. 302 parking spaces total, will include EV chargers
    - Concerns about indigent people in senior center
    - June 29 groundbreaking
    - Pets/dogs will be allowed. Pet relief areas will be provided, location is TBD
    - Solar planned on Senior building
    - Utilities are to be subsidized via a utility allowance; no gas in senior building
    - Senior center will open first since it will be built first
    - Entrances and exits will be located on both Genesee and Mt Etna Drive
    - Sidewalks on Genesee and Mt Etna Drive will be improved

- Allocation will be first come, first served, with income limits (30-80% of Average Median Income). San Diego housing commission website has more details.

**Item 10. Workshop Items**

- Erin presented the Community Projects List (a.k.a. "CIP list"), which detailed desired facilities within Clairemont.
  - Focus was placed on Fire stations and Libraries
  - Stated the City of San Diego has not been enhancing infrastructure in Clairemont at same rate as in other neighborhoods (example: the new library in Bankers Hill)
  - Safety upgrades may be inadequate, such as Longfellow accident site, where the only mitigation was a triangle was painted on the pavement
  - Erin will continue her work on the CIP committee

**Adjournment at 7:16PM**

**The next meeting will be held on Tuesday April 18, 2023 at 6:00 pm at the North Clairemont Recreation Center (location subject to change, please see the meeting agenda for finalized location)**