

## Clairemont Community Planning Group

Minutes of the Meeting of  
September 19, 2023  
Meeting Held at the Cathy Hopper Clairemont Friendship Center  
4425 Bannock Ave, San Diego, CA 92117

P Nicholas Reed - <b>Chair</b> A Ian Grooms - <b>Vice Chair</b> P Marc Mytels - <b>Secretary</b>	P Glen Schmidt A Ryan Tabuco P Drew Lambert	P Suzanne Smith L Tarah Griep	P Lori Carpenter A 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 6:06 p.m. Roll call was taken to determine if a quorum was present. Quorum was established with 6/10 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:**

- Frank Fennessey: Brought attention to the construction project at 4578 Jicarillo Ave, where a single family home is being converted to a property with 6 ADUs, with each ADU holding 2 residences (12 total residences). The City of San Diego halted construction due to many unpermitted features and violations, including gas line modifications and grading which adversely affects adjacent Rose Canyon. A large dumpster was placed in an area which impeded public access. Frank was concerned that the project’s developer would be allowed to destroy environmentally sensitive lands in Rose Canyon with impunity. Fire access and egress were expressed. The project is being backed by SDRE Homebuyers.
- Michael Dwyer: PureWater construction will take place at night in University City area, along with additional sewer and water projects. Construction continues on Clairemont Drive and will move northward towards Iroquois and Blackfoot. Work will take place day and night. Handouts about PureWater were made available.

**Committee Members:**

- Marc Mytels: Noted poor condition of former Christian Science reading room property located at 3410 Clairemont Drive.
- Nicholas Reed: No housing is planned in the Clairemont Square shopping center. A Nordstrom Rack is expected to open soon at the Clairemont Square shopping center.
- Glen Schmidt: The Zephyr property on Morena Bl across from the Clairemont Trolley station is planned to have a greenspace promenade.

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

- None

**Item 4. Reports to Committee**

- **Project Review Subcommittee (PRS): Glen**
  - No meeting held in September

- Next meeting is scheduled for Oct 12th at the North Clairemont Rec Center (4421 Bannock Ave), expected to have a presentation from the Idlewild Ave project.
- **Treasury: Nicholas**
  - Bank account balance is \$124.14.
- **Parking and Transportation: Ian**
  - Not Present
- **Airports: Nicholas**
  - Montgomery Field had 29,000+ operations in July, 177,000+ operations YTD.
- **Secretary: Marc**
  - No Report
- **Vice Chair: Ian**
  - Not Present
- **Bylaws:**
  - No report
- **MCAS Miramar**
  - Position vacant
- **Sgt at Arms: Lori**
  - Expressed gratitude for speakers adhering to time limits and staying on topic
- **Chair: Nicholas**
  - No Report
- **CPC: Nicholas**
  - \$500 stipend may be available to Planning Groups
  - CPC will be holding their meetings at the Cathy Hopper center
- **Social Media**
  - Position vacant
  - Posting on Twitter have become more difficult in recent weeks
- **Capital Improvement Projects (CIPs): Ian**
  - Not Present

**Item 5. Approval of Meeting Minutes from June and July 2023 CCPG meetings:**

- Misspelling of Cathy Hopper was corrected for July Meeting Minutes
- Approved by Glen, Lori, Marc, Nicholas and Suzanne; Abstained: Tarah and Drew

**Item 6. Council Representative Reports**

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

- Acknowledged high interest in the 3417 Idlewild proposal. Found the following:
  - Application in for 2 single family homes and an ADU on each new single family home
  - Stevenson Canyon is not officially part of the City of San Diego's open space properties
  - Stevenson Canyon is zoned as private property
  - Any new homes in Stevenson Canyon will need a steep driveway to be accessed
- Zephyr, the owner of the property across from Clairemont Trolley station gave recent presentation. Discussion was centered on the proposed promenade, but did not address housing or parking.
- Questions and concerns included
  - Zephyr has been focusing their attention on their property on Midway ave. New permits have recently been issued to Zephyr which will allow them to focus on Clairemont.
  - Zephyr has not shared their plans on how much retail or restaurant space they will build in Clairemont.
  - Parking for residents of the Zephyr property may be inadequate

- After PureWater construction is complete, the surface of Clairemont drive still is in very poor shape. Curb-to-curb resurfacing might not be completed.
- Potholes on Clairemont drive are not being fixed. A complete survey of all San Diego streets is underway.
- Homeless persons on Coaster Tracks
- Smaller Canyons, such as Stevenson Canyon are under threat from development. The canyons are a great asset to the Clairemont community.

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

- Housing Action Package, which includes improving housing in underserved neighborhoods, student housing and promoting housing for those at risk of becoming homeless
- CareCorps and SB 43 legislation from Sacramento has allowed the City to provide necessary services to homeless persons with acute mental health issues. Conservatorship of such individuals may be granted to allow for needed care.
- SafeSleeping program allows the homeless a safe outdoor space to sleep and access social services. Locations include 20th & B street, along with the O lot in Balboa Park. These locations increase the shelter capacity to 2000 persons.
- Unsafe Camping ordinance was passed earlier in the year, bans camping on public property when shelter space is available. Some public spaces, such as schools or parks, may never be used for camping.
- Questions and concerns included
  - Homeless living on bridges are unsightly. Rollout of new shelter spaces might be too slow.
  - The current push for new housing in San Diego appears to have a brazen disregard for Clairemont’s canyons and the benefits to residents and wildlife that the canyons provide.
  - Praise for addressing homeless people with severe mental health issues was given

**City of San Diego Planning Department Update, Megan Covarrubias, City of San Diego, [MECovarrubia@sandiego.gov](mailto:MECovarrubia@sandiego.gov)**

- Megan not present

**Item 7. Consent Agenda**

- None

**Item 8. Action Items**

- **801: CCPG Candidate Statements**
  - Matt Wang introduced himself and stated his reasons for wanting to join the CCPG.
  - Matt is a lifelong California resident and has been a Clairemont resident since 2020.
  - Matt is a lawyer specializing in land use issues and is interested in legal and political matters.
  - Is interested in helping Clairemont maintain its character as a single family community
  - Motion for Matt to join the CCPG. Approved by all members in attendance.
- **802: CCPG CIP List Approval**
  - Glen Schmidt recused himself due to his company’s contracts with the City of San Diego
  - Several priorities were presented, including library improvements, street lighting and road improvements.
  - Firetruck and fire station improvements
  - Request a roundabout on Merrimac and Biltmore ave
  - Improve bicycling infrastructure

- o Motion made to approve CIP list. Approved by Lori, Marc, Nicholas, Suzanne, Tarah; Abstained: Drew

## Item 9. **Information Items**

### ● **901: Morena Corridor Status Update**

- o Presented by Andrew Camacho (SANDAG) [Andrew.Camacho@sandag.org](mailto:Andrew.Camacho@sandag.org) and Andrew Prescott (CR Associates) [aprescott@chenryanmobility.com](mailto:aprescott@chenryanmobility.com)
- o Goal is to document transportation issues facing drivers, transit users bicyclists and pedestrians, along with increase access to the new Trolley stations
- o Slides and detailed maps were presented
- o Presentation focused on proposed infrastructure improvements planned for I-5 and Clairemont Drive access to Mission Bay.
- o Concepts presented more efficient use of traffic signals, turn lanes and adding roundabouts with protected bike paths.
- o ADA access considered.
- o Also presented were bicycle infrastructure improvements for Morena Bl.
- o High traffic speeds on Morena Bl (45+ MPH) warrant protected bicycling facilities
- o Concepts presented included a 2-way bike path on one side of Morena Bl, two 1-way bike paths and restriping. Advantages and disadvantages for each were discussed, including costs.
- o Presentations will be made to other San Diego Planning Groups.
- o Questions and concerns included:
  - Will plans for Morena drive work in tandem with plans for a Promenade on the Zephyr property?
  - Roundabouts could be problematic for large motorhomes and trailers which frequent Mission Bay.
  - For pedestrians and bicyclists, a bridge over I-5 would help pedestrian access.
  - E-Bike facilities on Morena Bl
  - ADA access to Mission Bay
  - Getting feedback from Bike Clairemont and the Clairemont Town Council
  -

### ● **902: Decarbonization Framework**

- o Steve Gelb (SanDiego350.org) [steve@sandiego350.org](mailto:steve@sandiego350.org)
- o Detailed slides were presented
- o Decarbonization Framework is a non-binding playbook to create green economy jobs that will enable employees to support their families in San Diego County
- o County of San Diego would like to reach carbon neutrality by the year 2045
- o Acknowledged efforts to reduce carbon emissions have been grossly underfunded
- o Vehicles are the biggest source of carbon pollution in San Diego county
- o Most employment centers in SD County are not accessible by public transit
- o Focus placed on building electric-only buildings and retrofitting older buildings
- o SANDAG received a grant from the Federal EPA to form partnerships with local public and private entities to promote climate resilience projects and to attract large scale funding for such projects.
- o Would like to see an end to the use of hydrogen and carbon capture as a means of decarbonization due to their expense and use of unproven technologies. Cheaper and more reliable means are available.
- o Questions and concerns included:
  - What are specific projects being planned

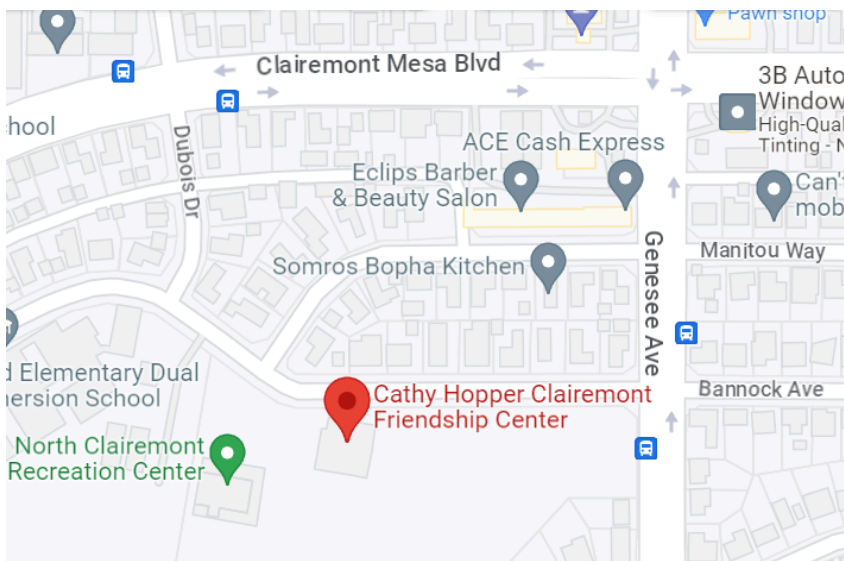
- How large are gas stoves and furnaces a contributor to overall greenhouse gas output in San Diego
- Military is a large contributor of greenhouse gas output in San Diego
- Praise given for MTS electric buses and disappointment NCTD will use hydrogen buses.

**Item 10. Workshop Items**

- None

**Adjournment at 8:12 PM**

**The next meeting will be held on Tuesday October 17, 2023 at 6:00 PM at the Cathy Hopper Clairemont Friendship Center, 4425 Bannock Ave, San Diego, CA 92117. (<https://goo.gl/maps/jkb4sftrQ1jm9oQj6>)**



**Note: Location subject to change, please see the meeting agenda for finalized location**