

CLAIREMONT MESA PLANNING COMMITTEE



February 20, 2007

6:30 p.m.

LivWell San Diego

4225 Bannock Avenue, South of Clairemont Mesa Boulevard off Genesee Avenue

PUBLIC NOTICE AND AGENDA

***NOTE:** Times assigned for each item are approximate for allocating agenda time. Order of agenda items may be modified at the beginning of the meeting at the discretion of the chair.

Item 1 - 6:30 CALL TO ORDER / ROLL CALL

Item 2 NON-AGENDA PUBLIC COMMENT - Issues that are not on the agenda and are within the jurisdiction of the Clairemont Mesa Planning Committee. NOTE: 3-minute time limit per speaker.

Item 3 MODIFICATIONS TO THE AGENDA - Requires 2/3 approval.

Item 4 APPROVAL OF MINUTES

Item 5 - 6:45 INFORMATION ITEM:

101. Tecolote Canyon Redirection of Flow (ROF) Study: Metropolitan Wastewater Department Staff Farid Sadeghipour and Laura Ball.

102. Tecolote Canyon Long-Term Maintenance and Emergency Access Plan: Metropolitan Wastewater Staff Farid Sadeghipour and Laura Ball.

103. Bay View Plaza Project # 94971 Update: Jeff Rogers of CWClark, Inc.

Item 6 WORKSHOP ITEM:

201.

Item 7 ACTION ITEMS:

301. Garfield Starbucks Project # 84191 at 3895 Clairemont Drive: Sydnee Freeman

302. SD06068 TMobile Regents PTS#102315, CUP Renewal at 4985 Monongahela Street: Krystal Patterson.

303. T-Mobile Limberg Residence Project # 98933, CUP Renewal at 5441 Lodi Street: Krystal Patterson.

Item 8 REPORTS TO COMMITTEE:

City Department:	Staff Contact:
District 6 Council Office (Donna Frye)	Keith Corry: (619) 533-6463 - kcorry@sandiego.gov Mary Ann Kempczenski: 619) 236-5996 - MKempczenski@sandiego.gov
Planning Department	Brian Schoenfisch: (619) 533-6457 - BSchoenfisch@sandiego.gov

Community Organizations	Contact
Clairemont Town Council -	MCAS Miramar - Major Ross Hettinger

CMPC	Reports
Treasurer's Report - Susan Mournian	Secretary's Report - Brooke Peterson
Secretary's Report - Brooke Peterson	Vice Chair's Report - Mike Vinti
Chair's Report - Eleanor Mang	

Sub-Committee Reports	
Bylaws and Elections - Alys Masek Vehicle Parking - Susan Mournian Comm Task Force - Jack Carpenter/Brooke Peterson	Project Review - Chris Rink (Jack Carpenter backup) Traffic & Transportation - Billy Paul Visions - Dot Jensen

Reports from	Other Committees
Mission Bay Park Committee - Chris Rink	North Bay Redev. Project -
BACAC - Billy Paul	Mission Bay Park Committee - Chris Rink
CPC - Eleanor Mang (Alternate: Sheri Mongeau)	Transportation Advisoroy Committee - Sheri Mongeau

9:00 **ADJOURNMENT** (Approximate Time)

NEXT MEETING: March 20, 2007 - 6:30PM

Sub-Committee Meetings may be held on the 4th Thursday at 7:00pm at the Community Service Center.

For information regarding agenda items or sub-committee meetings, please contact CMPC Chair - Eleanor Mang at 858-277-2597 or send Email to mdceam@aol.com.

Clairemont Mesa Planning Committee

Minutes of the Meeting of
January 16, 2007
North Clairemont Friendship Center

P Jack Carpenter A Brandon Tappen A Dale Smith P Richard Jensen	P Sheri Mongeau P Kathy Monsour P Eleanor Mang – Chair P Susan Mournian- Treas.	P Billy Paul A Chris Rink P Thomas Schmidt P Brooke Peterson- Sec.	A Donald Steele P Scott Wentworth P Mike Vinti- Vice Chair P Alys Masek
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P – Present A – Absent

Call to Order / Roll Call

Eleanor Mang, Chair, called the meeting to order at 6:35 p.m. Attendance called by Brooke Peterson and quorum present.

Communications from Committee

Sheri Mongeau announced that the Clairemont Town Council would be having a presentation by Mayor Sanders on February 1.

Communications from the Public

Dave Potter thanked the Committee for their support of themes College Parking Structure project; the project was approved January 8th.

- Billy Paul commented that in the proposed land transfer to the Linda Vista community, the land should go into the Tecolote Park and Linda Vista should contribute an equal amount to the park.

John Ziebarth announced that the Genesee Plaza and Balboa Mesa shopping center expansion projects were on the Planning Commission agenda on January 25 at 9:00a.m. He encouraged members of the Committee and public to attend.

Modifications to the Agenda

None.

Approval of Minutes

The minutes were approved 9-0-1.

Information Items

101. **Garfield Starbucks** (Sydnee Freeman)

The project, originally proposed in 2005, has been changed in an effort to respond to Committee comments. Changes include: closing most curb cuts (1 new cut along Clairemont Dr.); moving the drive-thru location to the eastern side of the building and improved aesthetics of eastern elevation; motorcycle spaces provided per code; better pedestrian-orientation; additional landscape features to screen street and parking and increased medians; and additional street trees (varieties are consistent with Balboa Ave. RAP).

Comments from the Committee:

- Susan Mournian offered support for the project and remarked that it is a significant improvement over the prior project design.
- Scott Wentworth expressed concern regarding hours of operation for trash pick up and stated that the response he has heard from the community is very positive towards the project.
- Richard Jensen, Alys Masek, Jack Carpenter, Brooke Peterson, Eleanor Mang, Mike Vinti, Billy Paul, Sheri Mongeau, and Kathy Monsour all expressed their support of the project.

Public Comments:

- There was concern regarding additional traffic impacts from the project. One member of the public indicated that the Balboa Ave./Clairemont Dr. intersection was already dangerous and was concerned that the additional vehicles resulting from the proposed project would make safety conditions worse.
- Dave Potter noted that the project proposes a Rezone from CN-12 to CC-1-3 which has implications associated with types of commercial use and hours of operation. He also expressed concern regarding changing the entire commercial site (both proposed project and adjacent shopping center) to CC-1-3. The applicant responded that Starbucks hours of operation were typically 5:30a.m.-11:30p.m. and those would likely be the hours of this project. In response to noise concerns associated with those hours, the applicant noted that a 6 ft. wall/fence was proposed along the eastern and southern boundaries of the site which should mitigate any noise.

Eleanor Mang indicated that we would make a recommendation to the City upon Committee vote. However, approval would hinge on the project to limiting hours of operation.

102. Not present.

Workshop Items

None.

Action Items

301. **Clairemont Center** (Ron Bamberger)

Changes to the project include addition of sidewalks to the south of the project; vehicle access has been blocked but maintained pedestrian access; the trash enclosure has been relocated; metal ballards have been added along parking lot on the west side, two additional motorcycle spaces have been added; and the number of street trees and landscaping has been increased.

Comments from the Committee:

- Thomas Schmidt asked regarding status of the remediation. The applicant intends to cap the wells without “full” remediation. They have received a closure letter from County Health indicated that the site is not a risk and does not present a pollution hazard to the community. The applicant will be putting “liquid boot” under foundation.
- Brooke Peterson, Kathy Monsour, Sheri Mongeau, Susan Mournian, Scott Wentworth, Richard Jensen, and Jack Carpenter expressed support of the project based on project redesign. A copy of the County’s closure letter will be sent to Committee members.
- Alys Masek and Thomas Schmidt expressed concern regarding ongoing pollution.

- Billy Paul expressed concern regarding pedestrian access being stairs vs. ramp and therefore not ADA compliant.

Public Comments:

- There was significant concern from nearby and adjacent residents regarding health hazards of contamination. A number of residents were present at the meeting to voice their concern.
- Additional questions were asked and clarification provided by applicant regarding location and number of monitoring wells that would be onsite.
- One member of the public expressed concern regarding pedestrian/ bus user safety along Clairemont Mesa.

Richard Jensen made a motion to recommend approval of the project. The motion was seconded by Susan Mournian. Vote 6-4-1, motion passed.

302. Cavicke Residence (Chris Cavicke)

The project includes the remodel of a single-family residence to include an expansion of approx. 2,000 sq.ft including a companion unit. Applicant initially conducted significant illegal grading (without grading permit) and City has then required the processing of a Site Development Permit. The project now has approval from City staff and the applicant has complied with staff's comments/requests. Project will go to a hearing officer, appealable to the Planning Commission.

Comments from the Committee:

- Jack Carpenter asked to see the plans for the retaining wall along the property line. Though applicant indicated the wall would be 10 ft.; actual plans were not provided.
- There was significant discussion regarding the preparation and provision to the Committee of a soils report. It was concluded that the soils report should be part of the Committee's condition of recommended approval of the project.
- Thomas Schmidt commented that the Committee should not approve the project without a confirmed soils report in hand.

Public Comments:

- There was significant concern from one adjacent resident regarding integrity of her foundation and the aesthetic impact to her residence which would reduce her property value.
- The neighbor on the opposite side expressed his concern regarding the aesthetic impacts to his view and property value.

A motion was made by Jack Carpenter to recommend approval of the project subject to an approved soils report on file with the City. The motion was seconded by Billy Paul. Vote, 8-3-0, motion passed.

303. 7827 Stalmer Street, Condominium Conversion (Robert Bateman)

The project proposes the conversion of apartments to condominiums at 7827 Stalmer Street. The project includes conversion of 20 units, comprising 5 buildings built in 1979. Each building has water shut off; 1 for domestic/ 1 for landscaping. Each unit has individual gas and electrical units. There are 31 parking spaces and carport covered. The applicant is not proposing to convert units and put up for sale immediately; timing would depend upon market conditions.

Comments from the Committee:

- Billy Paul voiced concern regarding the loss of lower income units, particularly when located close to Mesa College provided key affordable units for college students and indicated his opposition to the project.

Public Comments:

- One public citizen commented that parking is a significant issue along Stalmer Street so any changes to potentially increase parking traffic should be avoided.

Richard Jensen made a motion to recommend approval of the project. The motion was seconded by Mike Vinti. Vote passed 6-3-0.

304. Mt. Hay Road Humps (Gary Pence)

The project proposes to add road humps along Mt. Hay. The request for road humps passed all the screening criteria and received Fire Dept. approval. The survey showed 83% of the community is in favor of the humps, 20 out of 24 approve. There would be 3 humps installed approximately 200' apart.

Billy Paul made a motion to recommend approval of the project. The motion was seconded by Susan Mournian. Motion passed, 9-0-0.

305. Atlas St./ Baltic St. Road Humps (Gary Pence)

The project proposes road humps and the request passed all screening criteria and received approval of the Fire Dept. Community support was 23 out of 24 in favor of the humps.

A motion was made by Billy Paul to recommend approval of the project. The motion was seconded by Richard Jensen. Motion passed, 9-0-0.

Reports to Committee

None.

Adjournment at 9:50 p.m. Next meeting to be held on February 20, 2007.