

# CLAIREMONT MESA PLANNING COMMITTEE



November 18, 2008

6:30 p.m.

Clairemont Friendship Senior Center

4425 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 OCTOBER '08 MINUTES**

**Item 5 INFORMATION ITEM:**

**101. City of San Diego Water Main Replacement Projects Update, North & South Clairemont**  
(Daniel Jaimes/ Katz & Associates)

**Item 6 WORKSHOP ITEM:**

**201. Clairemont Mesa Planning Committee Vision Task Force** (Jack Carpenter, CMPC Member)

**Item 7 ACTION ITEMS:**

**301. Tunecraft Auto Neighborhood Use Permit** (Paul Bishop, Tunecraft)

**302. Morena Business Association Banner District** (Gerrie Trussell, Morena Business Association)

**303. Election of North Bay Redevelopment Project Area Committee** (Brooke Peterson, CMPC Chair)

**Item 8 REPORTS TO COMMITTEE:**

<b>City Department:</b>	<b>Staff Contact:</b>
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

<b>Community Organizations or Committees</b>	<b>Contact</b>
Clairemont Town Council - Sheri Mongeau	Mission Bay Park Committee - Billy Paul
BACAC - Billy Paul	North Bay Redevelopment Committee - Jeff Barfield

<b>Reports</b>	
Chair - Brooke Peterson	Traffic & Transportation - Billy Paul
Vice Chair - Sheri Mongeau	Parking - Susan Mournian
Secretary - Jeff Barfield	Project Review - Jack Carpenter
Treasurer - Susan Mournian	
CPC Report - Brooke Peterson	

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

**NEXT MEETING: The CMPC will not meet in December. The next meeting will be January 20, 2009 - 6:30PM**

**Sub-Committee Meetings may be held and are open to the public.  
For information regarding agenda items or sub-committee meetings, please contact the Chair at (858) 336-0938 or send e-mail to thepetes@hotmail.com.**

## Clairemont Mesa Planning Committee

Minutes of the Meeting of  
October 21, 2008  
North Clairemont Friendship Center

P Jeff Barfield- Secretary A Jack Carpenter A Eric Lardy P Richard Jensen	P Sheri Mongeau - Vice Chair P Kathy Monsour	P Susan Mournian P Billy Paul P Brooke Peterson - Chair A Thomas Schmidt	P Donald Steele P Fiona Theseira P Scott Wentworth
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P – Present A – Absent

### 1. Call to Order / Roll Call

Brooke Peterson called the meeting to order at 6:35 p.m. Attendance called by Jeff Barfield and quorum present.

### 2. Non-Agenda Public Comment

**Public:** None

**Committee Members:** None

### 3. Modifications to the Agenda

Motion to continue Item 201, Workshop CMPC Vision Task Force report because Jack Carpenter is absent.

**Vote: 10-0-0 to continue**

### 4. Approval of Minutes

Several minor corrections were noted and made to the minutes of the September 16, 2008 meeting.

Motion by Don Steele to approve the minutes for September 16, 2008, Second by Scott Wentworth.

**Vote: 9-0-1** Billy Paul Abstained because of his absence from the September meeting.

### 5. Information Items

#### 101. Port of San Diego (C.J. Lucke, Port of San Diego/ Jackie Taheny/Katz & Associates)

Mr. Lucke described the activities and characteristics of the working terminal the port provides including jobs and a strong economic engine. He described it as a working waterfront. Spoke against Prop. B, and indicated the Port Board has voted to oppose the measure for the adverse impacts it would cause – reduction in jobs and commodities into the region. Average wage paid in the visitor industry is much lower than the wages paid to the typical waterfront employee, therefore it is an important high wage provider in the area.

Questions. Don Steele asked to confirm the Port's Board opposition, and asked about the position of the Coastal Commission. Mr. Lucke confirmed the Board's opposition and advised the staff of the Coastal Commission has stated it would have a difficult time approving the deck proposal proposed by Proposition B.

Scott Wentworth expressed comments about Port traffic and his concerns.

### 6. Workshop Item

**201. Clairemont Mesa Planning Committee Vision Task Force** (Jack Carpenter, CMPC Member)) Item continued.

## 7. Action Items

### **301. Summit at Mission Bay** (Dan Rehm, Hunsaker & Associates/ Tom Bergerson, Cubellis)

Brooke Peterson advised the CMPC heard this item in June and voted to approve. It is being heard again to correct an error in the original public notice that left off an apartment complex in the noticing. It's ha been re-advertised and will be heard tonight and voted on again. Mr. Bergerson summarized the project briefly and introduced Dan Rehm, who restated reasons for the item being heard again tonight. Mr. Rehm summarized the project description again. Proposes 399 units. Architecture has been revised slightly since the last presentation, and a new city staff assessment letter received. New screen on the upper deck of the garage parking to hide cars has been added.

Brooke asked about some of the architectural details. Mr. Bergerson provided additional details: 399 units on 12 acres. 3-story apartment buildings in a "wrapped" design that provides fingers and courtyards. He discussed UDR commitment to energy saving components that gets the project to about a saving of 30%, or a silver certified level under LEED rating. Dan indicated as a result of our comments on the median, they have now introduced a new median design balancing hardscape and planting. Median will be maintained by the project. Parkway trees will be added. Dan mentioned the 30 foot fall from north and west to south and east. Landscaping along Cowley will be retained and maintained by the project on the east side.

Don Steele asked about the street tree on Iroquois Street, asked about replacing the tree with a cottonwood. Richard Jensen asked about the environmental study, Dan replied it is being completed and staff will be considering a mitigated negative declaration. Richard also asked about traffic improvement mitigation. Dan responded that the mitigation asked by staff has been changed to a raised median from Burgerner Street to Fairfield. Richard asked if they are paying developer fees. Dan confirmed they are paying DIF. He asked about fire protection. Brooke asked about the transportation deviations requested, 4 loading spaces and driveway width. Dan commented that with efforts to increase green areas, they have reduced driveways to 3: one each on the north side, southside, and eastside. He discussed existing parking pattern in the neighborhood. Brooke asked about the driveway width issue as well. Richard asked about the width of the loading space, and its location sticking out in the travel lane of Clairemont Drive. Billy Paul advised that staff has not approved the project and the environmental document. He objected to the height going over the 40-foot height limit when a car is added to the 36-foot height structure. He also stressed the need for affordable housing in this location. Other landscape questions followed. Richard questioned about the height.

### **Public Comments**

Heather Estrella, resident of area. She questioned reducing the number of exits, worried about traffic backing into Clairemont Drive, and asked about the construction schedule. She asked about number of onsite parking spaces and the price range. Dan responded 410 spaces exist today, 896 are being proposed. Tom indicated UDR works with existing residents regarding scheduling.

Glen Schmidt, resident, commented it is a benefit to have developer maintain the landscaping, the updated irrigation will probably save water, but the landscape concept needs work, not meeting standards. Box trees are too small.

Dot Jensen, had a question for Brian Schoenfisch about sewer and water pipes. Asked if is it not possible to move their location.

George Aberalteam, resident of the apartments, questioned different stories about start time of 2 to 5 years instead of this May. Tom indicated he would look into the communication issues and confirm start time. George questioned the setback from street.

A resident asked about the number of existing garages and indicated parking is difficult now. Dan indicated they exceed the current parking obligation required by the City.

Paul Marsh, resident in the nearby residential area stated parking has him concerned. Where he lives four of the 14 houses have no parking on the street and can't park in the driveway because they are too short.

### **CMPC Comments**

Richard thinks we were rushed to first approval. He likes the project but it has some comments. He questioned would it hurt us to slow down, meet in subcommittee, and review the project with the environmental report.

Additional comments by the CMPC followed, generally agreeing it would be best to continue until all information about the project is available and confirmed by staff.

Motion by Richard Jensen to recommend we continue until questions regarding parking landscaping are resolved and the environmental document is completed, seconded by Don Steele.

**Vote: 10-0-0**

### **302. Clairemont Drive Median Improvement Subcommittee Section** (Brooke Petersen, CMPC Chair)

Brooke introduced the item: the Bayview Project for the median at the foot of Clairemont Drive. Keith Corry followed indicating that Donna Frye's office inquired with the North Bay Redevelopment Area for redevelopment funds for a median sign. Keith asked we put together a steering committee to look at the design plan for the landscaping and sign design. Glen Schmidt, resident and landscape architect, and KTUA are suggesting a natural landscape pallet consistent with the bay habitat. Keith mentioned Dave Potter, Dave Konstatine, Ryan Rolla, Nevin Kleeg as steering committee members to work with Glen to help design the sign and median area.

Glen Schmidt presented some examples of monument signs around the city. He will work pro-bono on this and has done so on other things in the community.

Keith suggested the steering committee be made of a representatives from the North Bay Redevelopment Project Area Committee, Town Council and a few more individual residents from Bay Park. Jeff Barfield and Billy Paul offered to be on the committee, as did Susan Mournian and Fiona Theseira. Jeff removed himself from consideration as he sits on the North Bay PAC as CMPC's representative.

Motion by Scott Wentworth to recommend Susan, Fiona, and Billy for the committee, seconded by Jeff Barfield.

**Vote: 9-0-0**

## **Item 8. Reports to Committee**

### **District 6 Council Report**

Mary Anne K. commented on the city's 43 million dollar budget deficit. Donna Frye attended Clairemont birthday day and was encouraged by the turn out and interest shown.

### **Planning Department**

Brian reported he can only attend quarterly instead of monthly due to budget restrictions. He reported the By-laws do not need to go to city council because there were no deviations. They only need the City Attorney's approval, and that is expected in two weeks. COW will be scheduled for Oct 30 and all new members need to attend.

### **Town Council**

Dot Jenson commented they had a great birthday party, over 200 people attended. At the last meeting the City Attorney's debate was well attended.

### **BACAC**

Billie reported they have had a watering problem affecting some of the landscaping in the median and work is to be done to correct the situation.

### **Mission Bay Park Committee**

Billie said they discussed the smelly sea sponges, and why they died, one theory is a boat disturbed the bottom by stirring it up.

### **North Bay Redevelopment Committee**

Jeff indicated the Committee meeting was postponed until November 5 and he would report at the next meeting.

### **Chair**

Brooke reported she went to city council to speak in opposition to appeal by the Linda Vista Planning Group on removal of the mitigation measure for the Mesa College Parking Garage Project. She reported the appeal was denied by the Council. We will be dark in December.

### **Secretary**

No report.

### **Treasurer**

Susan reported reimbursement to Brooke for parking expenses will be made.

### **Traffic and Transportation**

Billie commented that tall trees with tall canopies do not block sight distance.

### **Parking**

No report.

### **Schools**

Dot Jensen reported the new school superintendent Dr. Greer is having a committee looking at closures of schools with small attendance. At least 11 are being looked at, two in Clairemont. She reported the board is against selling school sites. Alternative community public uses for these school sites were being discussed.

Adjournment at 8:35 p.m. Next meeting to be held on November 18, 2008.