

# CLAIREMONT COMMUNITY PLANNING GROUP (CCPG)

February 17, 2015

6:30 p.m.

Cadman Elementary School Auditorium

4370 Kamloop Avenue, San Diego, Two Blocks West of Moraga Ave., Bay Ho

## 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 REGULAR CCPG MEETING: 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 Community Planning Group. NOTE: 3-minute time limit per speaker.

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

**Item 4 APPROVAL OF JANUARY, 2014 MINUTES**

**Item 5 District 2 – Council Representative Report** (Ernie Navarro, Community Liaison, enavarro@sandiego.gov)

**District 6 – Council Representative Report** (Allen Young, Community Liaison, allenyoung@sandiego.gov)

**Item 6 INFORMATION ITEMS:**

**201. By-Laws Sub-committee Update** – (Jeff Barfield, Susan Mournian, Michael Puente)  
The sub-committee members will summarize progress on the by-laws update.

**202. Declaration of CCPG Vacancies,** – (Jeff Barfield, Chair)  
One additional vacancy now exists on the CCPG, leaving four vacancies as of March, available to be filled in the March election of CCPG members .

**203. Vacation Rentals in Residential Areas, Cont'd Item** (Update from Jeff Barfield, Chair)  
Information on upcoming review by the City on this matter will be presented.

**Item 7 WORKSHOP ITEM:**

None

**Item 8 POTENTIAL ACTION ITEMS:**

**301. Request for a Conditional Use Permit to allow Beer and Wine Sales, 2576 Clairemont Drive; Project No. 392586- Continued Item from January 20, 2015** (William Adams, applicant) This is a request for approval of a previously approved, but expired CUP to allow beer and wine sales in a 2,310 square foot convenience store. The property is 25,120 sq ft in area and zoned CC-1-3.

- 302. 2-Hour Time Limit Parking Proposal, East Side of Morena Blvd, between Kane St. and Jellet St.** (Jon Hannasch, City of San Diego). The City of San Diego Transportation and Storm Water Department is reviewing a request by fronting property owners to implement a two hour time limit for parking. The City requests a CCPG recommendation on this proposal.
- 303. Rose Creek Bike and Path Way Bridge,** (Anne Van Leer, San Diego Bicycle Coalition). Request by the San Diego Bicycle Coalition to prioritize the construction of the Rose Creek Bike Path Bridge as a CIP Project which would be located in the vicinity of the I-5/52 interchange, connecting Marian Bear Park and Rose Canyon to the beach, in accordance to trail planning underway by SANDAG.

**Item 9 REPORTS TO COMMITTEE:**

<b>City Department:</b>	<b>Staff Contact:</b>
Planning, Neighborhoods, and Economic Development	Michael Prinz: (619) 533-6457 MPrinz@sandiego.gov

<b>Community Organizations Reports</b>	
Clairemont Town Council – Delanah Hardacre	
BACAC - vacant	

<b>Officer and Committee Reports</b>	
Chair – Jeff Barfield	Secretary – Delanah Hardacre
Vice Chair – vacant	Treasurer – Susan Mournian
CPC Report – Jeff Barfield	Parking & Transportation – vacant
Vision Task Force – Jack Carpenter	Airports – Keith Hartz
Project Review – Jack Carpenter	Morena Blvd Station Planning Area Study Project Update – TBD

**8:30 ADJOURNMENT** (Approximate Time)

**NEXT SCHEDULED MEETING: March 17, 2015**

**Sub-Committee Meetings may also be held and are open to the public.**

**Agendas and meeting minutes can be found at**

<http://www.sandiego.gov/planning/community/profiles/clairemontmesa/agendas.shtml>

This Public Notice and Agenda is posted at the North Clairemont Branch Library, located at 4616 Clairemont Drive, San Diego, CA at least 72 hours in advance of the meeting date.

**For further information regarding agenda items or sub-committee meetings, please contact the Chair at (858) 614-5027 or send e-mail to [jeffb@mbakerintl.com](mailto:jeffb@mbakerintl.com).**



THE CITY OF SAN DIEGO

January 27, 2015

TR 339, 392

Jeff Barfield, Chair  
Clairemont Community Planning Group  
9755 Clairemont Mesa Blvd Suite 100  
San Diego, CA 92124

Dear Mr. Barfield:

This is regarding a proposal to install two hour time limit parking on the east side of Morena Boulevard between Kale Street and Jellet Street. This section of Morena Boulevard accommodates eight parking spaces on the east side of the street. Our evaluation determined that the existing parking spaces are occupied 70% or more at this location.

The fronting property owners have signed a petition with 70% in favor of the proposed two hour time limit parking. It is our practice to seek input from community planning groups prior to making a final decision on time restrictive parking. Please review this location for the proposed two hour time limit parking and provide a recommendation from your group within 30 days.

If you have any questions regarding this proposal, please contact Jon Hannasch at (619) 533-3865.

Sincerely,

Jon Hannasch  
Associate Traffic Engineer

JH/sg

Enclosure

**RECEIVED**

FEB 04 2015

**RBF CONSULTING**

**Transportation and Storm Water Department**

1010 Second Avenue, Suite 800 • San Diego, CA 92101

Telephone (619) 533-3126 Fax (619) 533-3131



# 2400 Block Morena Boulevard

Proposed 2 HR Parking

8 Spaces

Existing Red curb





COUNCILMEMBER LORIE ZAPF  
COUNCIL DISTRICT TWO

MEMORANDUM

DATE: February 6, 2015  
TO: Honorable City Council  
FROM: Councilmember Lorie Zapf, Chair, Smart Growth and Land Use Committee  
SUBJECT: Vacation Rentals

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Vacation rentals have become a high priority for my communities and my office has been meeting with rental management companies as well as community groups for input on how to improve quality of life issues related to vacation and short-term rentals.

With the advancement of online rental websites (Airbnb, VRBO, Home Away, etc.), I believe it is time to revisit and refine our current regulations regarding vacation rentals. I plan on bringing the item for discussion to our April 22<sup>nd</sup> Smart Growth and Land Use Committee meeting to discuss changes and improvements for a more defined city-wide policy.

I am asking for any input you may have regarding positive changes we can make towards a comprehensive policy. Please submit ideas and suggestions you have on this topic to my Smart Growth and Land Use Committee Consultant, Ryan Purdy at [rpurdy@sandiego.gov](mailto:rpurdy@sandiego.gov), no later than March 2, 2015.

I look forward to your feedback.

cc: Mayor Kevin Faulconer  
City Attorney Jan Goldsmith  
Andrea Tevlin, IBA



February 11, 2005

City of San Diego Mayor & City Council  
City of San Diego Engineering, Planning & Development Services Departments

Re: PBPG Letter of Support  
Rose Creek Coastal Connection

To Whom It May Concern:

On January 28, 2015, the Pacific Beach Planning Group (PBPG) voted 14-0-0 in favor of supporting the Rose Creek Coastal Connection as proposed at the Interstate 5 / Interstate 52 interchange. The project is critical to our forward planning in advancing the goals of our Community Plan and Pacific Beach EcoDistrict which includes emphasis on non-motorized vehicular transportation and safety. We strongly encourage the City to include the project in the capital improvements budget and to pursue completion of the project as soon as possible.

Respectfully,

Brian J. Curry, Chair  
Pacific Beach Planning Group  
[brian.curry77@gmail.com](mailto:brian.curry77@gmail.com)  
619-517-1520

**From:** [Lee, Amanda](#)  
**To:** [Barfield, Jeff](#)  
**Cc:** [Vacchi, Robert](#); [Prinz, Michael](#); [Normandin, Dan](#)  
**Subject:** RE: SFDs as Vacation Rentals in Clairemont  
**Date:** Thursday, February 12, 2015 2:43:53 PM  
**Attachments:** [image001.png](#)  
[CD2 Zapf vacation rentals memo 2.6.2015.pdf](#)

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Hi Jeff,

Thanks for your interest. I've attached the memo from Councilmember Zapf which identifies that the issue will be addressed at the Smart Growth and Land Use Committee on April 22. Once policy direction is provided, it will be incorporated into our LDC work program and we'll proceed with code amendments through our typical LDC process which includes involvement of the CPGs via CPC. After the April SGLU meeting, you will see this issue at CPC and TAC since you are a member of those two groups.

There has been lots of media attention on this issue in the last week so we can expect it to be a spirited discussion. This currently is a highlighted topic on the main City web page where there are new links from the City Treasurer regarding the taxes being charged for transient occupancy:  
<http://www.sandiego.gov/>

Hope that helps for now. Thanks!  
Amanda

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**From:** Barfield, Jeff [mailto:JEFFB@mbakerintl.com]  
**Sent:** Thursday, February 12, 2015 2:31 PM  
**To:** Prinz, Michael; Normandin, Dan; Lee, Amanda  
**Subject:** SFDs as Vacation Rentals in Clairemont

Michael, Dan and Amanda,

I'm not sure what I am really asking for (usual for me, huh!) but we had a presentation at last month's CCPG meeting by a resident concerned about the use of SFDs in SF zoned areas being used as short term vacation rentals. The usual concerns, noise, character, upkeep, property value, knowing your neighbors etc. Michael heard the discussion. Can you summarize the current regulatory framework or codes governing the use of SFDs in SF zones as vacation rentals?

He, and now the CCPG is aware there is a business license or permit required to operate it so that TOT and other business taxes are collected, but that other than that there is insufficient regulation as to the minimum length of stays associated with normal SFD rentals. These short minimum occupancy or rental stays will lead to more growth of vacation rentals in Clairemont as they already have in the beach communities. The resident requested these minimum stays be lengthened in so that vacation rentals are discouraged under the zoning code. He wanted the CCPG to get on record supporting an action to extend the minimum rental or occupancy period.

Two additional questions: 1) Are you looking at any changes to the regulations that would affect this matter?; and 2) Could different regulations be adopted for different geographic areas, for instance

Clairemont having a different regulation than say Linda Vista or PG or Rancho Bernardo? Overlay zone, or PDO regulation?

According to the resident, neither the City Attorney nor neighborhood code compliance has been any help with his concern. Let me know your thoughts. Thanks and sorry for rambling.

Jeff

**Jeff Barfield** | Technical Manager | Michael Baker International  
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*We Make a Difference*