

## Clairemont Community Planning Group

Minutes of the Meeting of  
May 19, 2009  
North Clairemont Friendship Center

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

P – Present A – Absent

### 1. Call to Order / Roll Call

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

### 2. Non-Agenda Public Comment

**Public:**

None

**Committee Members:**

None

### 3. Modifications to the Agenda

Brooke Petersen advised the Group of a late request by CCDC to present an item concerning the redevelopment of the civic center. Motion by Don Steele, second by Fiona Theseira, to add CCDC to the agenda as an information item.

**Vote: Motion Passes unanimously**

### 4. Approval of Minutes

Motion by Jack Carpenter, second by Eric Lardy, to approve the minutes from the April 21, 2009, meeting, with corrections as read in by Jack Carpenter.

**Vote: 9-0-2, Motion Passes.** Richard Jensen and Donald Steele abstained due to absence.

### 5. Information Items

Derrick Danziger, marketing manager of CCDC, introduced his reason for requesting to speak to the CCPG concerning the redevelopment of civic center, a proposal to house 3,000 employees of the City. He has been going to all the planning groups with the results of a financial feasibility/comparison study. Effort was requested by the city in June 2007. CCDC was directed to look at all options, from a remodel of the main city building to complete reconstruction of the entire civic center. He indicated the buildings are in very poor shape, with asbestos, and having no earthquake retrofit and reinforcement.

City has staff and operations dispersed throughout the downtown, with 0.5 million feet rented from private ownerships throughout the downtown area. Leases have high annual occupancy costs. Lease expirations are coming due and rents are expected to increase.

Jones Lang Lasalle did the financial analysis, Erst and Young (E &Y) provided peer review of the analysis. E & Y supported the James Lang Lasalle report, and specifically supported the finding that the city is exposed to some potential financial liability.

The study looked at full renovation of the entire complex, different options, and different sites. The Sports Arena site, a site on Complex Drive, and Qualcom Stadium were looked at. All these sites had significant drawbacks to development. The study examined the City going to a "hold steady" scenario for the next 5 to 10 years, keeping leases for 5 years. In this alternative the City would perform only necessary critical capital replacement and repairs on city-owned buildings, and look for a development partner in 5 years for a targeted completion of a new city hall in 10 years. At that point the buildings will be 50 years old.

They sent out a RFP for development interest in the development. The RFP set certain criteria, including LEED certification, least cost to city, pedestrian friendly, and integration with civic theatre and its plans. Eight proposals were submitted, narrowed to 4, then 2, then 1. Developer Gerding Edlen was selected. Mr. Danziger summarized its proposal. It proposed redevelopment of the entire site, but staff had them look at just doing the civic center proper. Seven alternatives were analyzed.

Jack Carpenter commented about various strategies of doing the planning now, and then waiting for the right time to commence construction.

Several other questions were asked by the CCPG members.

A member of the public asked about the cost of the non-hold steady alternative, and if the costs of demolition were adequately included in that portion of the study.

## **6. Workshop Item**

None

## **7. Action Items**

**301. 7-Eleven, 2576 Clairemont Drive,** (Mark Haynes, 7-Eleven/Richard Saldano, Contel Project Development, Inc.)

Mr. Haynes stated he is here to advise the group that they will be constructing a new office building across the street from Bayview Village, at the northwest corner of Denver St. and Clairemont Dr. He provided a summary of the development statistics. These included 5,500 square of floor area, 47 parking spaces, and what the potential uses would be.

It was determined that it was only an informational item for this agenda as no application was before the CCPG.

**Motion by Jack Carpenter, second by Sheri Mongeau, to continue to a later meeting for action after city permit application is filed and a recommendation is needed.**

The applicants asked about the Bayview project across the street, and its status. Brooke Petersen joked we were wanting to ask Mr. Hayes the same question.

Brooke read in comments received by email from a nearby resident, Chris Rink, expressing concerns about the 7-11 from the close proximity of residential uses, and day care.

**Vote: 11-0-0, motion passed.**

The Group then followed up the vote with questions on hazardous materials remediation, and uses. Scott Wentworth asked about hours of operation. Haynes responded the 7-11 will be 24-hours and a conditional use permit is required for the sale of liquor.

**302. Verizon Telecommunications Facility (PTS 174343), 4330 Moraga Avenue (Kerrigan Diehl, Plancom, Inc.)**

Ms. Diehl summarized the project, but indicated they have received an assessment letter from city and as a result the project will be changing design somewhat. An antenna will be mounted in a proposed monument tower being built to mimic the architecture of the existing church building. The equipment will be located within a building on the far south end of the project. City requested they utilize a roof design similar to T-mobile who is already on the site in the Church's existing Tower. They are considering shrinking the equipment area to the smallest footprint possible and screen with landscaping.

Ms. Diehl requested comments now, and if possible, a recommendation, but offered to come back if necessary once the project has been redesigned and submitted to the city.

Jack Carpenter asked whether the tower element was adding space to the church by enclosing the monument. Many questions were asked about the generator, micro wave dish, landscape screening around the equipment area, cooling mechanisms, and the acoustical analysis.

**Motion:** Motion by Fiona Theseira, second Jack Carpenter, to continue to next month when revisions are made.

**Vote: 11-0-0, Motion passed.**

**303. City of San Diego, Sewer & Waer Group Job 785 Canyon Site Development Permit**

Staff was unable to attend. Brooke Petersen stated the city asked the CCPG to make a recommendation without a presentation. Jeff Barfield stated the recent history with the City on these projects is a good one. Scott Wentworth stated he also felt that the City has been doing a great job, making no real disturbances with the newest equipment in use.

**Motion:** Motion by Jack Carpenter, second by Don Steele, to approve without the presentation.

**Vote: 8-3-0, Motion Passed**

**304. CCPG Vision (Jack Carpenter, Task Force Chairperson)**

Jack summarized the confusion that occurred with the last action. He recommended we publicize the vision with the Town Council, Chamber, and Clairemont News. Keith offered the Frye Lights web site with a some explanation and request for comment, and other means and suggested the CCPG then take action on it in July.

**Motion:** Motion by Richard Jensen, Don Steele seconded, to continue to next month's agenda.

**Vote: 11-0-0, Motion Passes.**

**Item 8. Reports to Group**

**District 6 Council Report**

Keith Corry announced that the Clairemont Clean up day was a success. He also announced that Chet Barfield will be organizing a group of interested citizens to belong to a Sandag group to review Mid Coast corridor trolley plans.

**Planning Department**

Brian Schoenfisch announced the E-COW is now available where community planning group members can do it online on the city's website. He announced the plans for high speed rail that would be going through Clairemont. San Diego's leg is the last to be installed, but ultimately fit is planned from San Diego to Sacramento. It would start at the airport, stop at UTC, run through the inland empire, and ultimately to San Francisco and Sacramento. To keep to the timeline for the project, the preferred alternative and other alternatives need to be identified by August of this year. Expected completion is 2018.

There are now two transit alternatives involving the mid coast trolley, one would supplant the trolley using bus rapid transit (BRT). Grant money was not awarded for the mid coast corridor trolley study grant, so selection is not a done deal.

The mid coast is scheduled to begin construction in 2012 and completed in 2014.

**Town Council**

Sheri Mongeau reported a successful garden tour and thanked Kathy Monsour's catering company for supplying so much good food.

**BACAC**

No Report

**Mission Bay Park Committee**

No report

**North Bay Redevelopment Committee**

Jeff Barfield reported the next meeting is on June 3<sup>rd</sup>.

**Chair**

Brooke Petersen reported that Kathy Monsour's appointment as representative to the Airport Advisory Committee has expired needs to be reappointed. The Group unanimously approved her reappointment.

**Secretary**

No report.

**Treasurer**

Susan Mournian announced our current balance.

**CPC Report.**

No report

**Traffic and Transportation**

No report

**Project Review**

No report.

**Parking**

Susan Mournian reported success on the parking problem at 4820 Milton with removal of the water buffalo (mobile water tank) from the street.

**Schools Liason**

No report

**Additional Reporting**

Jack added one last comment about the BIMStorm program that will provide online charrettes for the community planning a several areas in San Diego.

Adjournment at 8:39 p.m. Next meeting to be held on June 16, 2009, at 6:30 p.m.