

Clairemont Community Planning Group

Minutes of the Meeting of July 15, 2014 North Clairemont Friendship Center

P Jeff Barfield- Chair	P Jack Carpenter	P Travis Jaedtke	A Jacob Welhouse
P Fiona Theseira – Vice Chair	P Keith Hartz	A Billy Paul	P Scott Wentworth
P Delana Hardacre- Secretary	P Debra Howell	P Michael Puente	
P Susan Mournian- Treasurer	P Steve Innis	P Margie Schmidt	

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Meeting was called to order at 7:15 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum 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:** 3-minute time limit per speaker.

Public:

There is nothing very specific; however, even after hearing from Sandag, a community member is still a bit concerned about the trolley in the neighborhood.

In Regards to the trolley station and additional 400 cars going down Morena Blvd. – they want to make Morena narrower. In this area, I already have to wait several minutes to turn. What kind of study was done that would allow an additional 400 cars particularly if a lane is removed. Where are all these cars going to go?

It would help when we have these meetings (referring to Sandag presentation held prior to Planning Meeting) that everyone involved be at the table; i.e. Sandag, City Planning etc, as it is very frustrating not to have our questions answered because Sandag doesn't get involved with all parts of the project.

Regarding Traffic – I had gone to the Old Town meeting and they had all the maps about what they wanted to do. Traffic people said traffic would not be impacted - don't know where they got that information. You are the Planning Group and you have an opportunity to offer input . Jeff Barfield (Chair) commented the Planning Group did respond with our input.

When do we address the height issue? Jeff (Chair) responded - we don't know when it is scheduled.

A Representative of the East Mission Bay Organization spoke that they are opposed to raising the 30 foot height moratorium. He also stated their group will be walking a large helium balloon along Morena Blvd at the height of 60 feet to help all residents visualize what the developers want to do along the Morena corridor. If you want more information go to: www.RaiseTheBalloon.com.

What if our property values are adversely affected by the trolley stations, do we get compensated?

Committee Members:

Jeff Barfield states that you can go get information on the trolley at midcoast@sandag.org and yes, traffic was involved in the study. You can send an email to David Hicks at Sandag if you want information on the study.

Steve Innis commented that he wanted to thank Sandag for the earlier meeting and the opportunity to view the plans for the trolley stations.

Jeff Barfield stated that Sandag has issued its supplemental ERS on the fairy shrimp – it's on their website.

He also received notice from the Manager Natural Reserve System that the City is entering the second phase of the two year development process for our Water Quality Improvement. Workshops are being held to solicit additional public input and ideas to help determine the goals and strategies for addressing the highest priority water quality conditions in each watershed.

The workshop for the Mission Bay/La Jolla Watershed is Monday, July 21st at the City of San Diego Metro Operations Center, 9192 Topaz Way from 6 to 8 pm. If you want more information about the planning process for each watershed, visit www.projectcleanwater.org.

Received letter from Jon Hannasch, Traffic Engineer, with the following notice – They have recently surveyed Boyd Avenue, between Acworth Ave and Genesee, and the results of the survey indicate that the existing posted speed limit of 25 miles per hour must be raised to 35 miles per hour.

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

Item 302 was withdrawn, at the request of the consultants for the project..

Item 4. Approval of Minutes

Motion to approve minutes for June 17, 2014, with correction, by Susan Mournian, second by Jack Carpenter.

Vote: 10-1-1 Approved Abstain Delana Hardacre

Item 5. Council Representative Reports

District 2 Council Report (Steve Hadley, Community Liaison, SRHadley@sandiego.gov)

Ed Harris – we are moving along with newsletter fighting for more police. Reminder - July 29th lifeguard relay. He then shared with all that he would be standing outside if anyone wanted to come out and ask specific questions.

District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov)

Shirley Owen stated that last month the Council passed oversize vehicle ordinance. July 8th permits will be available on line or you can go to City Hall and purchase permit there. Signs have to be posted 30 days before warnings or citations are given out. For Permit Application go to the city's website at www.sandiego.gov - parking page. Every street does not have to be posted to be effective. The SD police will be doing the enforcement - Warning first – 2nd time cited.

We are in a Level One drought alert. Only water before 10 am and after 6 pm. Go to sandiego.gov – water department for rules.

Community cleanup results for Madison on June 14th – they took in 11.2 tons of waste - 110 pounds of it were from fluorescent bulbs.

Don't forget Clairemont Community Day on Saturday, August 2nd at the South Clairemont Rec Center from 8 AM to 5 PM.

National Night Out – San Diego Police department has set Tuesday, Aug 5th – get to know your neighbors as it supports Neighborhood Watch and breaks down barriers.

October there will be another major clean up day. The neighborhood has not been identified yet.

Ernie Navarro reminded us to have defensible space in our yards to help guard our homes from fires. Also, if you live on a canyon, check with the city before cleanout as parts of it may be environmentally sensitive. Reminders - snakes coming out in heat; and a good time to check the batteries in your fire alarm.

Item 6. Information Items

201. Sewer Pipeline Rehabilitation Project AB-1 (Jess Archillas, City of San Diego Public Works Department). City staff will present information on its planned sewer pipeline rehabilitation project which utilized trenchless technology. Associated improvements such as ADA curb ramps and other facilities may be involved.

The City of San Diego has more than 3,000 miles of wastewater pipelines that help dispose of sewage for more than 2 million San Diego County residents. Some pipelines are more than 100 years old, are deteriorating and in need of replacement, repair and upgrades. To avoid future service disruptions, the aging pipelines are replaced or rehabilitated. Sewer Pipeline Rehabilitation AB-1 is located within the Clairemont community. The project will rehabilitate approximately 8 miles of sewer main within the City's right of way. This project is scheduled for Summer 2015 through Fall of 2016. The AB-1 pipeline map can be obtained online at www.sandiego.gov/cip and click on Project Information.

Jeff Barfield asked how the affected neighbors will be notified of service interruption? A: Doorhangers notifying the neighborhood will be done ahead of time.

Shirley Owen asked for the name of the project manager so she knows who to send complaints to that will come into Lorie Zapf's office.

A comment was made by a member of the board that when Bay Park had their pipelines upgraded, we did not experience any disruption to their service. The tearing up of the streets was inconvenient; however, they were repaired.

Item 7. Workshop Items

None

Item 8. Potential Action Items

301. Conditional Use Permit and Neighborhood Development Permit (Process 3) for Wireless Communication Facility, 3219 Clairemont Mesa Blvd., PTS 36105 (Morgan Chee, representing Verizon Wireless). CUP and NDP application to authorize a wireless communication facility (WCF) that includes 16 panel antennas and one microwave dish antenna, mounted behind two radio-frequency transparent screen boxes on an existing building, plus equipment and emergency generator located in an enclosure above an existing patio.

Verizon wants to install 2 new towers on the buildings at the First Clairemont Baptist Church - one tower along Jutland Drive and the other tower along Clairemont Mesa Blvd. They will be mirroring the existing tower already on the property. They will also be adding an equipment shelter for generator above the existing patio (extension of 2nd floor). There will be 8 antennas in each tower.

Committee Comments:

Margie Schmidt commented that she noticed the addition of 3 street trees. She wanted to know if they were adding anything else for additional landscaping - possibly drought tolerant plants along the parkway? Jeff Barfield supports the idea that drought tolerant ground cover would be a good addition.

Debra Howell asked what kind of equipment would be going on top of the patio? A: A generator. They did a noise study and no significant noise was added by their equipment.

Fiona Theseira wanted to know if it would add additional heat to the building since they don't have an air conditioning unit? A: There are fans there to cool and it is an open sky. The amount of heat would not be noticeable. It will not have an impact on the building.

Public Comments:

Q. Have you done a structural analysis and are you earthquake proof. – A. No, not completed until we get all the planning permits.

All the kids eat lunch on that patio. Q. What kind of studies have you done about adding additional antennas that are in close proximity to kids all days. A. - It does not emit from the patio – only the towers. It has to meet FCC standards.

Motion by Margie Schmidt to approve, with request to add additional drought landscape in parkway, second by Fiona Theseira.

Vote: 12-0-0 Approved

302: Request for Community Plan Amendment Initiation for Change in Land Use Designation and Applicant Presentation of the Proposed Project, Morena Blvd. at Frankfort Street (Camille Passon , Project Design Consultants on behalf of KB Home). Applicant requests CCPG recommendation for a community plan amendment initiation to allow for proposed mixed residential project consisting of 10 townhomes and 51 single family detached homes. **WITHDRAWN**

303: Consideration of CCPC Member Application by Joseph Smith (Jeff Barfield, Chair) Joseph Smith has submitted an application and candidate statement for membership on the CCPG.

Motion by Susan Mournian to accept Joseph Smith for membership to the CCPC since requirements were met, second by Debra Howell.

Vote: 12-0-0 Approved

304: Reconsideration of June Vote, Neighborhood Use Permit for Expansion of Baci's Restaurant, Project #362564, Morena Blvd. at Ashton St. (Jeff Barfield, CCPC Chair) Due to prior inadequate noticing of the project before the CCPC at its June meeting, the Chair's request to approve a vote to reconsider June's action to recommend approval and schedule a new vote following review of the input on the application by City Staff.

Chair explained that city had elevated this application to a Process 4 decision. He also stated that due to faulty noticing it might be best to revote.

Delana Hardacre recused herself .

Motion to revote on Item 304 made by Scott Wentworth mentioning inadequate notice to the public, second by Michael Puente.

Vote: 8-3-0 Approved

Presentation by Jorge Guevara representing applicant. Explained that 300 feet would be dining and 400 feet for kitchen with no additional square footage. The applicant is taking over space occupied by another business. Additional off street parking will be provided per code. These parking places were formerly associated with the

jewelry store. In total applicant will have 55 parking spaces.

Information packet provided with architectural renderings, letters of support from Captain Scott Lowe of Fire Station 25, local residents, and businesses. SDPD log provided indicating no significant problems associated with the business.

Public comments taken.

Motion made to approve expansion of Baci's/Luce Restaurant project # 362564 by Susan Mournian, second by Travis Jaedtke.

Vote: 10-1-0 Approved

Item 9. Reports to Group

Airports (Keith Hartz) - None

BACAC (Billy Paul)

Chair (Jeff Barfield)

CCPC Meeting Location – think about whether we want to move permanently to Cadman Elementary. We will decide at our September which will be at Cadman. Cadman has installed new lights have been added around the perimeter.

CPC Report (Jeff Barfield) – dark in July so no report

Planning Neighborhood and Economic Development (Michael Prinz) - None

Parking (Susan Mournian) - None

Project Review (Jack Carpenter) - None

Secretary (Delana Hardacre) - None

Town Council (Delana Hardacre) - None

Traffic & Transportation (Billy Paul) - None

Treasurer (Susan Mournian) - None

Vice Chair (Fiona Theseira) - None

Vision Committee- None

Additional Items: - None

Adjournment at 9:30 PM