

Clairemont Community Planning Group

Minutes of the Meeting of February 17, 2015 North Clairemont Friendship Center

P Jeff Barfield- Chair	A Jack Carpenter	A Michael Puente	P Lynn Titalii
P Scott Wentworth – Vice Chair	P Keith Hartz	P Margie Schmidt	P Naveen Waney
P Delana Hardacre- Secretary	P Debra Howell	P Troy Terpening	
P Susan Mournian- Treasurer	A Steve Innis		

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:38 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:
None

Committee Members:

Scott Wentworth stated that in the past we looked at a project, i.e., the gas station on Balboa and Clairemont Drive, we approved, then it stopped – does anyone know what’s going on? It was stated by one of the committee members that you can check the status on line at Open DSD. All you need is an address or permit number.

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

None

Item 4. Approval of Minutes

Motion to approve minutes for January 20, 2015, made by Susan Mournian, seconded by Debra Howell.

Vote: 10-0-0 Approved.

Item 5. Council Representative Reports

District 2 Council Report (Ernie Navarro, Community Liaison, enavarro@san Diego.gov) 619 226-6992

Ernie shared that it is good to be back in Lorie Zapf’s district. One of Lorie’s priorities is the infrastructure. She relies on the community to be her eyes and ears. Send Ernie an email if we identify any concerns.

District 6 Council Report (Allen Young, Community Liaison, allenyoung@san Diego.gov) 619 533-6460

Allen reminded all that Chris Cate’s coverage area is East of Clairemont Drive. There is an issue that came to his office over the last month – it was the new no U- turn sign on Balboa and Clairemont Drive. He has been working with the city engineer as it seems many people are not happy with it. Conversations are being had to come up with ideas that may alleviate some of the current issues. Allen will report back to the CCPG when they come up with some ideas.

Allen also mentioned there are a number of vacant board and city commissions that need to be filled by active citizens. If interested, please let Allen know if you'd like to sit on a board. The list of the open boards are on the City's website.

Mayor Faulconer's Office (Anthony George, Community Representative, GeorgeA@saniego.gov)

Anthony stated if there are issues that need to be addressed, feel free to contact his office as he works closely with both District 2 and District 6. There are cars traveling the city that are assessing our streets. If you have immediate concerns in your streets, we can double check our reports and try to take care of as soon as possible.

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.

Jeff and the sub-committee met to take the city approved shell (dictated by policy and administrative guidelines) and adjust our by-laws. The change was sent to Betsy at the City, and she is doing the word processing with strikeouts. It is due back to Jeff within the next couple of weeks. The sub-committee will present them at March's board meeting and hopefully adopt. Susan Mournian stated there are some limits to changes we can make.

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.

Jeff announced we now have 4 new positions available on the committee. The elections are March 17th at the North Clairemont Rec Center on Bannock.

203. Vacation Rentals in Residential Areas – continued item (Update from Jeff Barfield, Chair)

Information on upcoming review by the City on this matter will be presented.

Scott Gruby made a presentation at last month's meeting about concerns in his neighborhood. Inquires have been made to the City Development Services and Lorie Zapf's office is now working on it.

Erie Navarro added that Lorie Zapf sent a high priority memo out to find out what is the right approach as so many communities are working on it.

Jeff Barfield decided to table this item until we get some updates.

A concerned citizen said that a few years ago they wouldn't have had a problem, now there is one across the street. It is a vacation rental that is a full time hotel. It impacts the quality of life of the neighborhood. The community member strongly encouraged that something be done to address these concerns.

Cecilia Frank mentioned a home that was purchased recently in her neighborhood is using the top level as a B&B – renting daily and weekly. There are 3 rooms upstairs. Her street is a small cul-de-sac and they can't park on the street. Jeff Barfield suggested she start by contacting neighborhood code compliance.

Margaret Dean lives next door to the house that Cecilia talked about. Margaret cautioned that the house next to anyone could get sold and this could happen next door to you.

Per Allen Young, he mentioned you can go on the city website to find out the code compliance for these properties.

Item 7. Workshop Items

Per Jeff Barfield at our April Meeting the board needs to identify our sub-committees.

Item 8. 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

Per Chair, Jeff, he spoke with Sandra Teasley, City Project Manager, to clarify what was being brought to the committee for our vote which he was told was only the application for the beer and wine sales. The site construction is already under plan check. We can't comment on the design.

William Adams, the attorney for 7/11, told the history of the site. The site was a victim of the recession. A CUP for beer and wine was approved in 2009 (CUP's expire in 36 months). 7/11 is back in as a tentative tenant. 7/11 prides itself on training and security. They have a rigorous alcohol sales training. Alcohol sales are about 14% of overall sales.

Committee Comments/Questions:

Scott Wentworth – Q - Will you be selling singles? A - I would suggest you put that in your request.

Scott Wentworth – Q – What are the hours of operations? A - 24 hours operations; however liquor cannot be sold before 6 am or after 2am. Cutoffs of sales at midnights could be asked for.

Lynn Tilialii – Q - Will it be the new design? A – Not sure what the finishes will be.

Lynn Tilialii – Q - Could we ask for restrictions on signage? A - Yes (i.e., not visible from the street).

Troy Terpening - I would like to limit the scope of hours you can sell the alcohol. I think you should also put a cap on the alcohol by brew type.

Margie Schmidt – Q - Is there any visibility access from the street for the police or will they have to drive into the parking lot? A - I'm not sure. However, I think it is important.

Susan Mournian – Q - Is there a 2nd story in the plan? A – No.

Comments/Questions:

It would be a great to have a 24 hour store close by – all for it.

Time limitation from 2 am to 6 am most people recognize that; however, you would probably have more of a problem if you cut off at midnight. Limiting the alcohol content is more controllable.

Q - Is the 7/11 and car wash on the same property with doors on the car wash because of the transients? A – Yes.

Q - What will it do our property value? (No response given).

Transients are at 7/11's. I have worked with transients for 10 years. We don't need another convenience store.

7/11's are good neighbors - police use 7/11's for coffee and bathrooms because they are open late in the evening. There are transients everywhere and we shouldn't give them that much power over what we want in our neighborhoods.

A motion was made by Scott Wentworth to approve the beer sold only in multi sale quantities and wine in single units with alcohol contents no greater than 15% and no fortified wine. It was seconded by Margie Schmidt with additional stipulations of adding no exterior signage visibly advertising alcohol from the exterior of the building and that there be no alcohol sales after midnight.

Vote: 8 -2 -0 **Approved** - No - Susan Mournian and Keith Hartz

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.

Jeff Barfield read the letter from Jon Hannasch, Associate Traffic Engineer. This letter is regarding the proposal to install two hour time limit parking on the east side of Morena Blvd. between Kale and Jellet Street. This section of Morena accommodates eight parking spaces on the east side of the street. The fronting property owners signed a petition with 70% in favor of the proposed two hour time limit parking.

Comments:

- Restaurant should have a 3 hour limit so you don't have to rush?
- I don't think 2 hours is long enough.
- City will only give 15 mins, 30 mins or 2 hours.
- Would that be a 24 hour restriction or just specific hours?

Motion was made by Scott Wentworth that we request a 3 hour, if allowed, and approve the 2 hour parking limit with the standard enforcement time. It was seconded by Debra Howell.

Vote: 10-0-0 **Approved**

303. Rose Creek and Pathway Bridge (Ann 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.

Prior to Ann's presentations, Jeff Barfield read a letter from Brian Curry, Chair of the PB Planning Group to the City of San Diego Planning Department, asking the City to include the project in the capital improvements budget and to pursue completion of the project as soon as possible. The Rose Creek Coastal Connection is proposed where the two creeks come together at I-5 and 52. There needs to be focus on human safety to cross the railroad tracks legally. This project reflects the need to get safely around the watershed. There is difficulty accessing the Rose Creek bike path from Clairemont. They currently cross the railroad tracks and it is illegal and unsafe. This project is about finding a way to cross legally. There are 3 options: north bridge, center bridge and south bridge. All 3 options were evaluated and determination was made that the center bridge option was the best. Right now design plans have been done to about 95% of completion. They are putting together some architectural drawings to see how it is going to look. It will be about 200 feet to cross the tracks and trolley project.

A motion was made by Scott Wentworth to approve this project with the stipulation that the final rendition be brought back to the board for approval. Jeff Barfield will write the letter of support and work in the motion. It was seconded by Margie Schmidt.

Comments/Questions:

- In regards to the entrance to the bridge; it is in a single family residential neighborhood with a dead-end street. Q - Will we be creating a parking issue for the neighbors? A - There are concerns that University City has raised, i.e., they don't want some of the area to be paved. We will be going back to the University people in March to try and resolve their issues. This project is just to get humans over the tracks safely.
- A great option for the people of Clairemont.

Vote: 10-0-0 Approved

Item 9. Reports to Group

Airports (Keith Hartz-Not confirmed) - None

BACAC (TBD) - None

Chair (Jeff Barfield) – election reminder on March 17th.

CPC Report (Jeff Barfield) –March 4th the 9th update of the zoning code goes to the city council.

Development Services Department (Michael Prinz) - None

Parking (Susan Mournian) - None

Project Review (TBD) – March 23 or 24th we will have a project review subcommittee meeting on a residential care unit at North Clairemont Rec Center

Secretary (Delana Hardacre) - None

Town Council (Delana Hardacre) – Garden Tour May 2nd and free tax help at library (for qualified people).

Traffic & Transportation (TBD) - None

Treasurer (Susan Mournian) - \$292

Vice Chair (Scott Wentworth) – Thank you to Chris for putting an article in the Clairemont times for the March elections

Vision Committee - None

Additional Items: Naveen is on the Livewell North Central Leadership Team, and they are looking for a small project they can promote. The team is currently looking at Moraga Ave. and talking about pushing forward a roundabout for traffic calming. Also looking to do City mapping for safe walking.

Adjournment at 9:02 PM