

Clairemont Community Planning Group

Minutes of the Meeting of
January 20, 2015
North Clairemont Friendship Center

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

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:35 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:

Jackie Ward, a resident of Clairemont, was appointed to the Bike Advisory Committee. She came to introduce herself. All contact information is on City website. She would love feedback from Clairemont residents on community biking needs

Joel Smith attended the Nov 2014 meeting concerning traffic calming on Moraga. He is still not clear on where the CCPG stands on traffic calming. He would like a discussion on adding a traffic circle put on next month’s agenda. Jeff Barfield asked him to forward him the action item he would like taken.

Committee Members:

Scott Wentworth mentioned he has received input about the proposed Horizon Christian Academy property development (52 homes) on Pocahantas Street. The neighbors feel this is very positive. It will be put on the agenda once the plans have been sent to the city by the applicant.

Daniel Smiechowski commented that he didn’t know about the 52 homes and would prefer another park instead of houses.

Jack Carpenter commented about the traffic calming on Moraga. He stated all we’ve done is add a stop sign. There are lots of alternatives but they include money and the fire department restrictions.

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

None

Item 4. Approval of Minutes

Motion to approve minutes for November 18, 2014, by Margie Schmidt, seconded by Troy Terpening.

Vote: 12-0-0 to approve

Item 5. Council Representative Reports

District 2 Council Report (Ernie Navarro, Community Liaison, enavarro@sandiego.gov)

None

District 6 Council Report (Allen Young, Community Liaison, alleny@sandiego.gov)

Allen introduced himself as a representative for Council person, Chris Cates. He is looking forward to working with the committee. With the new council offices there is a new division and Clairemont is now represented by two council members. Everything East of Clairemont Drive is Chris Cates area.

Item 6. Information Items

201. Pipeline Rehabilitation AH-1 (Adrian Pavon, Project Engr., City of San Diego)

Presentation by the Public Works Department concerning a pipeline replacement project, primarily located in Bay Park, scheduled for construction in 2015-2016.

The City has established an ongoing program for the rehabilitation of all aging and deteriorating sewer mains currently in service. This pipeline is one that has been identified and is located within Council Districts 2 and 7. The project will rehab approximately 3.61 miles of sewer main within the City's right-of-way, utilizing trenchless construction.

Q- Questions or statement and A-Answers

Q – I see this is mostly Bay Park area - will the streets be repaired after this happens? A – For water and sewer design section the only time we slurry the streets is when we have to do construction on the streets. Since most of the process is trenchless technology, we won't have to dig up the streets. If we do any solutions where we have to dig, we will repair.

Q – This area of replacement seems very cutup – nothing connects to itself. A - The Public Utilities Department prioritized these to be done first. Some may have already been done. These needed to be expedited.

Q – Will water service be disrupted during the day? A – I believe it will not. We will be doing nothing with the water lines.

Q – Will parts of the streets be blocked off? A – They may section off a portion depending on amount of traffic.

Q - What is Trenchless technology? A - Contractor puts a camera into the manholes and they spray a coating into the pipes.

Q - How long is the fix good for? A – 30 to 40 years.

Q - If you see problems with the lateral pipes will you notify the residents? A – yes.

202. Vacation Rentals in Residential Areas (Scott Gruby)

Presentation by Scott Gruby on proposing restrictions on vacation rentals in Clairemont.

He has a concern about vacation rentals near his home in Bay Ho. About 8 months ago a neighbor turned his rental into a vacation home. He has about 50 homes in his zip code that are compliant at this time. Why he believes we should care, per city attorney's office there are currently no regulations for short term rentals (less than 28 days). In order to promote neighborhood quality, Scott feels we should not make rentals shorter than 28

days in all RS zones East of I-5 and less than 7 days in an RS zones West I- 5. He would like us to take a stand with City Council.

Michael Printz commented that he would recommend that if it is the desire of the board to take action, it could be presented to him and he would evaluate and then take to the City Attorney's office.

Jeff Barfield asked what is the desire of the board? Do we want to look at it further? Do we want to send something to Michael? Susan Mournian suggested that we put on the agenda as a workshop item. Jeff polled the committee – there were 7 in favor of addressing and 5 not in favor. Jeff will try and get it on the agenda in the next couple of months.

203. By-Laws Sub-committee Update (Jeff Barfield, Susan Mournian, Michael Puente)

The sub-committee members will summarize progress on the by-laws update.

The Sub-committee has been working through the City's required by-laws shell. They have gone through existing by-laws to compare against the shell and have put together a draft. Betsy, at the City, will make the changes suggested and send back to them. She would like to have done by June of this year. The Sub-committee would like to bring to the full board to review in March. Then it will go back to the city to be finalized.

204. Declaration of CCPG Vacancies, Election of New Vice Chair (Potential Action Item) (Jeff Barfield, Chair)

Vacancies now exist on the CCPG, including the Vice Chair. The CCPG may elect a new Vice Chair on this item.

There are 3 vacancies now which we will defer until elections which are in March. Jack Carpenter stated that he will be resigning from the committee in March which will then leave 4 vacancies. Jeff asked if anyone wanted to be Vice Chair. Naveen and Lynn will help the new Vice Chair work the upcoming elections.

Motion –Susan Mournian made a motion that Scott Wentworth be elected to Vice chair , seconded by Keith Hartz.

Vote: 11-0-1 Approved Abstain – Scott Wentworth

Item 7. Workshop Items

None

Item 8. Potential Action Items

301. Wireless Communication Facility at 5050 Milton Street (St. David's Episcopal Church) Proj. No 382019 (Rocki Lam, Smartlink)

This is a request for renewal of a Conditional Use Permit for an existing wireless communication facility. Existing Zoning is RS-1-7.

The request is to continue to operate an existing site that is completely concealed within FCC requirements – 3 antennas. Permits expired so need to renew for another 10 years. There are no changes.

Jack Carpenter asked if all users on the property have been informed. Rocki replied that as a courtesy she will contact the owner and insure it has been done. Rocki also mentioned it was posted at the church so day care users should be aware.

Susan Mournian made a motion to approve, seconded by Scott Wentworth

Vote: 12-0-0 Approved

302: Reconsideration of Wireless Communication Facility Proposal, 3219 Clairemont Mesa Blvd (First Baptist Church of Clairemont, PTS36105)

Possible reconsideration of a prior recommendation by the CCPG to approve a conditional use permit and neighborhood use permit for wireless communication facilities.

Jeff Barfield gave a little history – the board recommended approval in July of 2014. It was an expansion and adding of a generator to The La Petite School. However, all stakeholders were not informed and were surprised by this request. They let us know their concern. The board felt there was enough concern to bring it to an action item at Jan meeting. The applicant sent Jeff a letter stating they are not pursuing this action at this time. Jeff didn't feel it was a withdrawal of the action. Naveen Waney suggested if Verizon asks to move forward, they should be asked to come back to the CCPG board.

Troy Terpening made a motion that the Committee withdraw our prior approval because of inadequate notification to the tenants and ask for further information from Verizon. It was seconded by Naveen Waney.

Vote: 12-0-0 Approved

303. Extension of Time Request for a Conditional use Permit to allow Beer and Wine Sales, 2576 Clairemont Drive, Project No. 392586 (William Adams, applicant)

This is a request for an extension of time for a previously approved 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

Mr. Adams, represents 7/11, a perspective client of a planned new development at Clairemont Drive and Denver. The project was previously approved, then the recession hit and nothing moved forward. The original application has expired and this is a new request for Beer and wine permits.

Much discussion was had around the adding of a carwash in the new plans and also the addition of having beer and wine so easily accessible with the trolley line coming in.

Jack Carpenter made a motion since there is significant difference from past plans the process needs to start over for a new approval, it was seconded by Susan Mournian. Jack Carpenter withdrew motion after some clarifying information was received.

Jeff Barfield asked if we should continue this and get more information from Sandra Teasley so we can better understand?

Margie Schmidt made a motion to continue item until next month and request more information about the project, seconded by Jack Carpenter.

Vote: 11-0-1 Approved Abstain - Keith Hartz

Item 9. Reports to Group

Airports (Keith Hartz-Not confirmed) - None

BACAC (TBD) - None

Chair (Jeff Barfield) – Reminders elections in March

CPC Report (Jeff Barfield) – Was dark in December

Development Services Department (Michael Prinz) – We have received approval from City Council to work with and pay a consulting firm, Place-Works, to spend time holding community meetings and proposing land use and zoning changes within Morena study area adjacent to the trolley station. We are going to restart that process in early February. Don't have an outreach plan set yet; however, there will be outreach workshops and community meetings.

Parking (Susan Mournian) – None

Project Review (Jack Carpenter) – Setting up meeting with the developers for the Assisted Senior Living Center on Mt. Acadia hopefully in February.

Secretary (Delana Hardacre) - None

Town Council (Delana Hardacre) - None

Traffic & Transportation (TBD) - None

Treasurer (Susan Mournian) - \$292

Vice Chair (TBD) - None

Vision Committee - None

Additional Items:

Hillary, a representative from Marty Block's office, informed us that the bill SB 15 that he announced in December has passed. It is a comprehensive plan to improve access to a higher education in California and help students afford college and finish their degrees in four years.

Adjournment at 8:49 PM