

## Clairemont Community Planning Group

### Minutes of the Special Meeting of January 26, 2016 Cadman Elementary School Auditorium

P Scott Wentworth - <b>Chair</b> A Keith Hartz – <b>Vice Chair</b> A Lynn Titalii - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Debra Howell P Richard Jensen A Michael Puente P Margie Schmidt	A Daniel Smiechowski P Nick Reed P Naveen Waney
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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 Scott Wentworth. 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:**

Billy Paul: Problems with AirBNB in Pacific Beach and dorm houses at SDSU. Concerned that apartments by Keil’s being converted to condos. Rental costs go up, no on-site manager then rented transiently. Stop condo conversions! Also promoting bike paths in Clairemont.

Rudy Klassen: Opposes bike path on Clairemont Dr. Believes causes more traffic on Moraga.

Susan Mournian: What did painting the lines on Clairemont Drive cost? (Response by Scott Wentworth that there was no added cost as street was resurfaced and needed new marking.)

John Fourier: Monument sign on Balboa is delaminating; needs repair.

Donna Regalato: Desires raised medians with landscaping on Clairemont Dr and Clairemont Mesa Blvd.

**Committee Members:**

Nick Reed: Wishes to volunteer on Parking and Transportation Sub Committee. Nominated for and accepted position as chair.

Kevin Carpenter: Supports landscaped medians; suggested they be incorporated into CIP.

Naveen Waney: Emergency repairs of storm drain at Mt. Arianne Dr. Contact Chris Shackleford if objections or appeals.

Margie Schmidt: DeAnza Revitalization Meeting Thursday 1/28 at 6pm, Mission Bay High. Also shared info about Progressive Results Inc. on Morena Blvd; they provide assistance to veterans/Wounded Warriors.

Scott Wentworth: The regularly scheduled meeting of January 19th was rescheduled as a Special Meeting for today because noticing requirements were not met.

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

Motion by Delana Hardacre, second by Nick Reed to table Item 103 regarding new board appointments because of proximity to voting in March. Vote: 8-0-0. Billy Paul indicated interest in a board position; directed to follow application procedure.

Motion by Nick Reed, second by Cecilia Frank to table Item 204 until Feb. Vote: 8-0-0.

Motion by Nick Reed, second by Cecilia Frank to table Item 203 because applicant not present. Vote: 8-0-0.

**Item 4. Approval of Minutes**

Item #108, number of cars on Clairemont Dr should be 16,000 vehicles/day.

Motion to approve CCPG minutes for November 17, 2015 with above modification by Margie Schmidt, seconded by Naveen Waney. Vote: 6-0-2 (Delana Hardacre & Debra Howell abstained due to absence).

## **Item 5. Council Representative Reports**

### **District 2 Council Report, James McGuirk, you can contact him at: [jmcguirk@sandiego.gov](mailto:jmcguirk@sandiego.gov)**

Budget proposal includes hand held ticketing devices for Police Investigative Service Officers (PISO). Cost of \$28,000. Street light repairs and maintenance are major priority for this year; need 2 more electricians. Library Literacy programs, \$500,000. Add senior park ranger for Tecolote (currently 23 rangers for 26,000 acres; should be approximately 40), \$101,000 includes salary and vehicle. Creation of an ordinance so property owners can receive a tax credit if unused land is allowed to be community gardens (i.e. agricultural use). Size of .25-3 acres.

Harry: concerned that parking enforcement is not effective for homeless, questions whether should sub-out electrical.

Richard: ticketing occurs for oversize vehicles from 2AM-6AM, questions if devices are not already in budget. Questions if new positions needed or if other means to increase efficiency, i.e. non-senior ranger positions?

Billy Paul: Supports electrician positions; if lights are out then more crime. New ranger would likely be promotion from within, currently single person covers Tecolote, Marion Bear and Rose Creek. Complained that handicap parking spots in shopping center often filled with shopping carts.

Susan Mournian: Rangers also patrol San Diego riverbed. Supports position. Reminds to call community resource officer re: parking of semi's and over-size vehicles

### **District 6 Council Report, Allen Young, Community Liaison, [aleny@sandiego.gov](mailto:aleny@sandiego.gov).**

Staffing issues in Northern Division PISO's have resulted in poor enforcement of parking ordinances. Mt. Acadia thru canyon will be resurfaced this year. Also Balboa east bound (Clairemont Dr to Mt. Everest) resurfacing begun. Clairemont Mesa Blvd (Frink to Clairemont Dr) will occur next.

Delana Hardacre: Is Senior Center budgeted? Goal is to get independent operator; requests continued funding until such is found.

Nick Reed: More free sandbags? Response that some available at meeting. Cannot fill sandbags from the beach! Alerted to problem on west side of Appleton at Genessee.

Kevin Carpenter: More street lights being added? Response that there is a long list of approved but unfunded projects including street lights. Neighbors will be notified prior to any new installations.

Chris O'Connell: Requests that Police and Fire representatives attend these meetings.

## **Item 6. Action Items**

### **101. CCPG Capital Improvement Plan 2016-Debra Howell, CCPG member.**

Sub-committee met to develop CIP list but the city is not requesting list at this time. Complete list will be provided to council offices. Handout describes new projects identified. Glen Schmidt: NA4, erosion at Western Hills Park likely maintenance issue not a CIP. Kevin Carpenter: suggests keeping an ongoing list of suggestions from meetings such as landscaped medians for reference when list next updated.

Motion by Richard Jensen, second by Nick Reed for approval with amendment to exclude NA4. Vote: 8-0-0.

### **102. Formation of Sub-Committee for Balboa Avenue Station, Michael Prinz, City of San Diego, Planning.**

Specific Plan for Balboa Ave. Mid Coast Trolley Station to be developed, similar to that for Clairemont Dr and Tecolote Rd. Station areas. 350-400 acres. Ad Hoc Sub Committee of CCPG board members and possibly community members, no specific number, only that community members cannot outnumber board members; will meet with city staff and consultants, look at city operations yard and neighboring properties and discuss multimodal transportation. 30 ft. height limit remains in place. Process will be approx. 2-2 1/2 years. Desires first meeting in Feb. Station design and construction by SANDAG, not included in specific plan, anticipated completion in 2020-21.

Sub-committee members from CCPG voluntarily identified as Nick Reed, Harry Backer, Richard Jensen, Cecilia Frank, Debra Howell & Kevin Carpenter.

Community members voluntarily identified as Billy Paul, Glen Schmidt, Donna Regalato, John Shannon & George Henderson. Motion by Margie Schmidt and second by Richard Jensen for above composition of ad hoc sub-committee. Vote: 8-0-0.

Motion to identify Harry Backer as chair by Nick Reed, second by Margie Schmidt. Vote: 8-0-0.

**104. Revision of the Tentatively Approved Bylaws- Michael Puente, CCPG Board Member.** In Michael's absence, chair explained that language in one paragraph was not supported by the city.

Motion by Nick Reed, second by Naveen Waney to modify language in by-laws to comply with city of San Diego requirements. Vote: 8-0-0.

**105. RV Park Zoning Changes – Coastal Trailer Villas, 1579 &1623 Morena Blvd. - Ed McCoy, Vice President, Fairfield Residential Company.** Fairfield is a national company but locally located, multi-family developments, full service (development, construction & professional management), creates communities with a high number of amenities. Coastal Trailer Villas site is approximately. 6 acres. Fairfield in escrow to purchase site. Requests that site be designated multifamily residential only, 29units/acre. Likely will not achieve that many units per acre d/t height limit of area. 94 units at present; develop approx. 150 units. Anticipate average rents of approx. \$2400 (950 sq.ft. average size); anticipate having 1, 2, & 3-bedroom units. All units likely market rate; pay fee in lieu of affordable housing. Apartments, not condominiums. Presentation had been made to Morena Corridor Ad Hoc Sub Committee which after discussion approved a motion in support of 29units/acre residential designation. Concerns voiced re: adequate parking on site. Encourage solar energy use. Suggest no entrance on Morena Blvd. Question whether park fees can remain allocated locally. Request early and frequent presentation to Project Review Sub Committee.

Motion by Margie Schmidt, second by Nick Reed in support of 29 units/acre residential designation for property in question. Vote: 7-1-0 (Delana Hardacre opposed)

**Item 7. Informational Items**

**201. No item on agenda.**

**202. Town Center Park for Bay Park – Glen Schmidt, local resident.**

As community discusses Morena Corridor specific plan consider opportunities for added park/open space. Three potential sites: joint use field at Bay Park Elementary, new park on part of City Chevrolet site if redeveloped, or original Town Center Park site (block bordered by Morena, Chicago, Ashton & Napier). Bay Park was first subdivision in 1887 but economic changes limited development. In 1937 Bay Park Village subdivision with current street layout created. Included central core of commercial and civic purposes surrounding a park and plaza at above site; that land had been gifted to city. 1950s city sold property and currently has fire station, office building and fast food business. Speaker suggests recreating park on same site along with potentially underground parking. Limited general discussion with general support for concept but concerns re cost, fire station relocation, etc.

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chairman Report/Community Planners, Scott Wentworth:** No report.

**Planning Dept, Michael Prinz:** No report.

**Project Review Committee:** Several projects to review at next meeting, Wed. 2/10 at North Clairemont Recreation at 6pm. Projects include at 20 unit condo conversion on Stalmer St (will clarify if this is in Clairemont or Linda Vista), a Verizon project, and development at the Jack LaLane site on Clairemont Dr.

**Treasurer:** \$272 in account.

**Morena Corridor Specific Plan Ad Hoc Sub Committee:** Next meeting Monday 2/8, 6-8pm, at St David's Episcopal Church. Will have presentation by Bay Park Boardwalk representative. Will discuss other land use and mobility issues also.

**Adjournment at 9 PM**

**The next meeting will be held on February 16, 6:30pm at Cadman Elementary School.**