

**Clairemont Community Planning group  
Project Review Subcommittee Meeting  
June 08, 2016  
North Clairemont Recreation Center  
FINAL**

- Item 1** Meeting called to order by Naveen Waney, Subcommittee chair at 6:03pm.  
CCPG member present: Naveen Waney, Richard Jensen, Debra Howell, Chad Gardner, Cecilia Frank and Kevin Carpenter.
- Item 2** Non-Agenda Public Comment: Special Election June 21, 2016, from 900am-600pm. Must be 18 years or older and an established member of the committee. Public notices were posted and two open seats with three candidates.
- Item 3** Modifications to agenda: None
- Item 4** Approval of minutes from June 08, 2016 by Chad Gardner made motion to accept minutes, seconded by Richard Jensen. All in favor: Naveen Waney, Richard Jensen, Chad Gardner, Cecilia Frank and Kevin Carpenter. Debra Howell abstained, was not present at the last meeting. 5-0-1 Approved
- Item 5 Action/Review Items:**

**501.** Chick-fil-A – 5955 Balboa Ave., San Diego, CA 92111 – SDP for Demolition of existing Coco's and new construction - PN: 4715551--Leah Lombard; Phil Rath; Jennifer Daw; Khoa Nguyen

**CCPG member comments/questions:**

**Richard Jensen:** Walkability--difficult to cross the drive-thru lane, No sidewalk coming off of Balboa, adding sidewalks, Wall 23ft screen. Security-seating area in the evening for safety, enclosed seating. Traffic Flow-making U turns after exiting to exit on Balboa, Walled off south side of parking lot, No lighting plans

**Debra Howell:** Sit down restaurant- homeless problem due to outside seating, Tall Wall-overwhelming on height, No warmth to the outside seating, U Turn-opportunity for customers to get hit by a auto, lots of kids in the area. Driveway-next to Auto Zone confuses drivers exiting to Mt. Alifan Drive.

**Kevin Carpenter:** Plants-not sure where they are going and maintained level of trees per drawing, trees may block the lighting, use of the same trees on site, trees around to soften the design, Walkways- common accesses way to improve the entry, Closed on Sundays-dark property when closed, Tall Wall-to tall, bushes against the wall around drive-thru

**Chad Gardner:** Not the right spot for the restaurant, fighting against car driven restaurants, Tall Wall-needs to be lowered, trellis is not much of a shade structure

because of its steel beams, these do not provide the shade that is being referenced. Do you intend to put a fabric or something on top? These beams have an extremely industrial feel and are not inviting, no walking sidewalks, U Turn-where public is walking. Plan for LEED Gold or platinum to offset some of our other concerns about the project.

**Glen Schmidt (not present) e-mail:** reported by Naveen Waney, concern with driveway, consider flipping the building, large canopy trees along the street, water treatment underground tanks, reach out to Glen for questions

**Naveen Waney:** Sustainability techniques to building-Signage not bright and blinking, Blocking trash collection while cars in line. Menu Board-on the exit for walk-up customers, Tall Wall-needs to be reduced, Small blocked in setting-area not friendly, soften wall with green wall, show exterior lights on site plan – Waiting for City of SD Assessment Letter

**Public comments/questions:**

**Danny Smiechowski:** Company registered in California as cooperation, Why closed on Sunday, Disabled parking spots, Walkability- color code the parking lot for parking and public

**Carol Schleisman:** Like to have the restaurant, Indoor seating-Homeless living there, Dangerous walkways

**Summary of suggestions for softening the architecture (some of these were brought up above):**

- Add windows/implied windows
- Add score lines to the stucco to break up the facade more
- Add trellises and canopies
- Add some stone veneer, metal panels, vine trellises, or other complementary material to reduce the apparent scale of the building and blank wall areas.
- Add a Living/Green Wall
- Reduce the height of the free standing wall
- Add fabric or softer material to the not so inviting steel beam trellis

**Motion:**

I make a motion to allow the applicant to come back to us with a concept addressing the concerns and comment brought up from this meeting.

**Chad Gardner:** Makes the motion (to be confirmed)

**Richard Jensen:** Seconds the motion (to be confirmed)

6-0-0 Approved

**502.**    **The Summit at MB, Cowley Way - Extension of Time of already approved VTM and SDP  
– PN: 489476**

**CCPG member comments/questions:**

**General Discussion within all:**

These points were discussed and not favored – 53’ Height, Minimal Setback, Parking Ratio, Density and Architecture of project, lack of Pedestrian friendly, does not align with the current Community Plan.

**Motion:**

I make a motion to deny the application for extension due to the amount of time that has elapsed and changes in development goals of the community. The atmosphere with respect to these projects has changed significantly and there were substantial deviations allowed that should be reviewed with the current community goals in mind.

**Debra Howell:** Makes the motion

**Chad Gardner:** Seconds the motion

6-0-0 Approved

**Item 6 Information Items:** None

**Item 7 WORKSHOP ITEMS –** None

**Item 8 Future POTENTIAL ACTION ITEMS:** Nothing to report

**801.**    **Balboa Express Carwash SDP – 6066 Balboa Ave. – PN:469903:** Nothing to report

**Item 9 REPORTS TO COMMITTEE –** None

**ADJOURNMENT at 0756 pm**