

## Clairemont Community Planning Group

### Minutes of the Meeting of July 19<sup>th</sup>, 2016 Cadman Elementary School Auditorium

P Keith Hartz - <b>Chair</b> P Naveen Waney – <b>Vice Chair</b> P Nicholas Reed - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer A Kevin Carpenter P Cecelia Frank A Chad Gardner	P Debra Howell P Richard Jensen A Michael Puente P Margie Schmidt	P Daniel Smiechowski P Lynn Adams P Susan Mournian L Billy Paul
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P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Meeting was called to order at 6:30 p.m. by Chair Keith Hartz. 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:** 2-minute time limit per speaker.

**Public:** Arianne Leigh – North Clairemont Librarian, speaks about the impending improvements to the library parking lot which will include repaving the entire lot and creating an ADA compliant space. Construction begins on or around July 21<sup>st</sup>, and will take 3 weeks to complete. Also speaks about a free Brazilian/Cuban themed musical concert happening on August 2<sup>nd</sup>. There is still time to sign up for the summer reading program. The library has also been designated as a Pokemon-Go stop.

**Committee Members:** Margie Schmidt – Made note that the City Council approved a plastic grocery bag ban recently. Also spoke about upcoming Clairemont Family Day at South Clairemont Recreation Center on the 1<sup>st</sup> weekend of August.

Naveen Waney – Announced that the 2<sup>nd</sup> in a series of Summer Nights was occurring July 22<sup>nd</sup> at Madison High School.

Nicholas Reed – Thanked other members for their help on getting copies of the agenda and minutes to the entire board.

Susan Mournian – Made a suggestion to bring up discussion on rotating sub-committee memberships around to other members each year.

Debra Howell – Requested some guidelines on email usage within the group.

Daniel Smiechowski – Made note of a fire hazard at 3804 Southview Dr. It has been reported to Council Dist. 2's office.

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

Move information item 201 ahead of action items due to time constraints of presenters. Keith makes motion, Nicholas seconds. Passes 13-0-0.

**Item 4. Approval of Minutes**

Richard requests a change be made to shown in item 201 of the June minutes regarding his statement about “budget not coming already done”. Keith motions to approve minutes with amendment. Margie seconds. Passes 11-0-3. Harry, Lynn, and Debra abstain.

**Item 5. Council Representative Reports**

**District 2 Council Report, Adrian Sevilla, you can contact him at: [adsevilla@sandiego.gov](mailto:adsevilla@sandiego.gov)**

Adrian reiterated that Clairemont Family Day is happening at South Clairemont Rec. Center on the 1<sup>st</sup> weekend of August. New game tables were donated recently for South Clairemont Rec. Center. Also speaks of new City “Get-It-Done” mobile app. An unveiling of a new feature at South Clairemont Library will occur on July 20<sup>th</sup>, 2016.

Naveen asks about the new sewer clean outs being installed in residences around Clairemont. And also inquired what their purpose of them is, and who maintains the clean outs. Adrian indicated that the City is responsible for the clean outs to the main sewer line in the street. Naveen indicated that the connector to his house which was installed recently was leaking. And when he called the city, he was told it was his responsibility. Adrian asked for more information from Naveen to sort this issue out.

Delana asked if there was any update to the portion of Moraga Ave that was not repaved after previous construction. Adrian said there was no update and indicated he will continue to look into it.

**District 6 Council Report, Allen Young, Community Liaison, you can contact him at: [allenyoung@sandiego.gov](mailto:allenyoung@sandiego.gov).**

Allen spoke of the upcoming National Night Out event at the North Clairemont Recreation Center. It would be happening on August 2<sup>nd</sup> between 5:30pm and 7:30pm.

Allen also provided an update on the upcoming median landscaping coming to the intersection of Balboa Ave, and Mt. Abernathy Ave, and shall include drought tolerant plants. A presentation of this shall be presented to the CCPG board at its September meeting.

Allen also re-iterated the impending repaving project at the North Clairemont Library parking lot.

Debra Howell asked if in the mean time before the median landscaping is put in place that something can be done about the overgrown weeds on the site. Allen said he will report back on this issue.

**Item 6. Action Items**

**101. The Summit at MB, Cowley Way – Extension of Time of already approved VTM and SDP-PN: 489476 – (City PM: Sandra Teasley. Owner Rep - Daniel Rehm, [\(858\) 558-4500](tel:(858)558-4500), [drehm@hunsakersd.com](mailto:drehm@hunsakersd.com))**

Dan requested to go back to the PRS (Project Review Subcommittee) and present at the last meeting. This extension of time was recommended for approval by the PRS. There was some misconception for re-reviewing the project with extension of time.

Naveen said as chair of the PRS, that they did review the presentation at their last meeting. It was a simple request of extension of time. The applicant has a project that has already been approved by CCPG, and the San Diego City Council. However due to the unforeseen conditions that have been in existence since 2009 due to the market downturn, he is allowed by right to request an extension. Naveen, also says that Dan went into details of the project and the initial response from the PRS was to deny it. However, after looking at details, the project appears to meet a lot of the community plan requirements. The PRS recommends to the full CCPG board to approve the time extension as long as the application meets all current building regulations and codes. The PRS voted to approve this extension of time 5-1-1.

Richard said there was no plans to review, and at the PRS, there was an incomplete presentation, and also had concerns about the recent changes since this project was initially approved back in 2009 with community needs. Delana is wondering if another traffic study will be done. The original documents including the traffic study are still valid. There was also a question about density issues within the community. The community plan allows for 707 units. This project has 499 units.

Daniel S. asks how many units are currently on the project site. Dan R. says 323 units. Daniel S. continues on to say the community plan does not taken into consideration the human toll on this project. Also says Iroquois Ave. cannot handle more traffic. He has many questions about this project.

Billy's concerns include the many parking issues around the area of the project, suggests to the board not to approve the extension of time.

Margie asks if the state extensions were for the definitive map, etc. Dan says yes they were. Margie also asks how long the extension is for. Dan says it usually is for 6 years. But can either be shorter, or longer than that.

Cecelia asks if these proposed units are 2-3 bedrooms. Dan says yes. Cecelia also asks what the parking ratio will be with the project. Dan says 1.8 spaces per unit. Current on-site ratio is 1.3 spaces per unit. Including offsite (street) parking, the current ratio increases to 1.7 spaces per unit. With the new project, that combined ratio will be 2 spaces. Cecelia also asks why the garage height is higher than units. Dan responds saying this type of project is called a "Texas Wrap". Whereas the units are wrapped around a parking structure. Due to the project being LEED Gold certified, along with solar water heater units, 50% of electricity will be provided by PV units on the top level of the garage. Which in turn, makes the garage look higher than it actually is. Up to 53 ft. with the PV units. Actual garage height is 44 ft.

Richard thanks Dan once again for the excellent information. And asks how much new street parking will be available with the project. Dan says 87 new street spaces will be available.

Debra asks if the properties across the street from this project are also owned by the same company, and if so are there any proposed plans for them. Dan says, yes, they are owned by the same company, and there no current plans at this time to redevelop those properties. Debra also has concerns about the limited parking on the project site.

Lynn also voices her concerns regarding the limited parking on the project site.

Delana is concerned about the current tenants as to what will happen when this project gets under way. She also has questions regarding affordability of new units and the conditions of approval for the extension of time. Dan says that they do abide by the affordable housing regulations.

Public speaker Cary Macomb presents an early termination document from 2009 showing that \$500 would be paid if the lease is terminated. However she says that this would not be the case now in 2016. Asks if there is any documentation if the current residents on the project site will get a first chance at new project units.

Carol Schleisman owns a condo on Cowley Way near the project site and says due to the parking issues and density of the project, she does not see how this is in the best interest of the community.

George Amerault says that between 2009 and now, the property has changed ownership. And suggests a 3 year extension, to coincide with the new Clairemont Community Plan.

Jason Young asks some clarifying questions on the parking space to unit ratio for the current project. And also what the legal requirements are. Dan says that the current space to unit ratio is 1.3 spaces. And the required amount of spaces by the city is 882, the new project is providing 905.

Judie Mentzer has lived in the area for 40 years. And considers it unsafe due to the parking issues. She is against the project.

Billy makes motion to deny extension of time on project based on density, traffic issues, and the long wait the current residents have endured waiting for this project to get underway. Daniel seconds. Motion Passes 8-5-0, Margie, Naveen, Nicholas, Keith, and Harry voted no.

Naveen makes a motion to approve the extension of time for the project provided the project will meet all current regulations, building code, etc. Nicholas seconded the motion. Motion failed 6-7-0. Susan, Billy, Delana, Lynn, Debra, Richard, and Daniel voted no.

**102. 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)**

Phil starts by saying that a lot of changes have been made to the project since the previous weeks PRS (Project Review Subcommittee) meeting. They complied with almost all of the PRS recommendations given. However, not all recommendations were practical.

Leah begins a power point presentation showing an overview of the project site, and says 5 discussion items including 7 elements will be discussed. Those discussion items being, confirming to the community plan. Using the existing transportation network with some improvements to pedestrian flow around the drive-thru area. Sustainability elements including wall material were showcased. Also discussed was some new elements and changes in height and size of the walls. Also discussed new changes to the project to add additional windows, a living green wall. And to remove a screen wall from the north end of the drive-thru facing Balboa. Also discussed was a new roof over the outdoor seating area to mimic indoor seating. The applicant recommends approval of this project with the changes.

Naveen commends the applicant for meeting with the community, and the PRS to meet all of the requests of the members of the subcommittee. He also speaks of the group coming to the PRS twice for presentations. There was a mixed vote on this project at the PRS meeting. And suggests approval by the full CCPG board. Naveen also says that the decision on providing indoor seating is a business one. The current state of the project site is an eyesore. And says this is a beautiful project that comes into the neighborhood if it’s approved. They will comply and exceed all current building codes and regulations. The motion by the PRS was to recommend to full CCPG board to approve the project as is with recommendations.

Lynn agrees that this is a wonderful project for the community.

Debra says, while perhaps a sit-down restaurant is more needed in the community, she comments on how nice the changes the applicant have made are. She also comments on the reduction in height with some of the walls around the building. The only concerns she has left are in regards to homeless and traffic issues.

Richard comments on how much of a better project it is as the applicant returns each time to present to the PRS and full CCPG board. He however was unsure as to what “as is” currently is. He reminds the board that we don’t need to make a decision on this project quickly. His concerns include what odors will permeate from the project site, and has some references from the community plan regarding sign placement and height.

Margie likes the improvements, and respects Richard’s comments with regards to how the improvements aren’t currently in “plan form”. And that it isn’t a guarantee that these improvements will continue onto the final plans for the project. She also asked if a pole sign was possible, and the response was, that there is indeed a possibility one could be placed.

Billy has concerns regarding adequate pedestrian access from Balboa Ave.

Daniel comments saying he has been to the PRS meetings where the applicant has presented, and is in of an opinion that we (CCPG) are a “bump in the road” for this project passing.

Keith asks the applicant if they are going to own the property or lease it. Jennifer says they will be leasing the property. Keith says this will be a huge improvement over the current state of the project site.

Naveen responds to Richard’s previous comments regarding the review and assessment plan. The applicant has worked with the Developmental Services Department eliminating 80% of the assessment comments.

Nicholas comments saying his thoughts have changed between last week’s PRS meeting and tonight’s CCPG meeting. He is very impressed with how the applicant took all the PRS recommendations. Also says regardless of the applicant’s parent company views on LGBT issues, he supports their involvement in the communities.

Delana is very impressed with the changes to the project. And suggests that an addition to the PRS motion be that the applicant return to CCPG with the final plans for the project. She also asks who will be maintaining the landscaping on the property. Jennifer says the operator’s budget ensures that proper landscaping maintenance will be done on the property. Leah said the applicant will provide a second copy of the plans to the full CCPG board.

Public speaker Janet Lancaster has concerns about the meeting minutes. How there are no renderings or proposals on the website. She also says she has great concerns about not knowing what the plans entail. Also states she has concerns about traffic.

Lucky Morrison asks if there is a parking plan when the applicants resupply truck is on site. A response was the city does not require such a plan.

A gentleman who represented the landlord stated the support for the project.

Susan makes a motion to approve Item 102, Delana seconds it. Margie asks for an amendment for no pole sign to be put in. Amendment is not taken up. Motion passes 8-5-0, with Richard, Daniel, Billy, Margie and Harry voting no.

Phil said that a lot of these changes have been discretionary in nature that they’ve been working on with the PRS group.

Daniel makes a motion to abeyance the project to the next meeting to garner more information. Richard seconds the motion. Motion fails 6-7-0, with Nicholas, Naveen, Delana, Keith, Susan, Lynn, and Debra voting no.

## **Item 7. Informational Items**

### **201. Balboa Ave Bike Lane Presentation** (Gary Chui [GChui@sanidiego.gov](mailto:GChui@sanidiego.gov), Brian Genovese, [BGenovese@sanidiego.gov](mailto:BGenovese@sanidiego.gov))

Gary began with a power-point presentation explaining the limits of the project area which are Clairemont Drive to the west and Mt. Culebra Ave. to the east, and the issues at hand with the bike lane delineators and safety along this stretch of Balboa. Also included was before and after photos of the delineator installation on the south side of Balboa Ave. He also provided traffic accident history data for this stretch of Balboa over the last 3 years. Some possible improvements to help safety is new street lighting, V-Com speed signs, etc. Finally Gary shows how delineators are used in other cities around the country.

Lynn says that the delineators have been knocked down a lot, and was wondering if any replacement delineators were coming soon. Gary did indicate that the manufacturer of the delineators has been met with and has agreed to replace, with a different type.

Richard asks if a speed study has been done recently. Gary said within the last week there has been one done. Richard does wonder why these were put in. Brian responds that these treatments are to improve safety for active transport modes, biking, etc. Brian also notes that this is one of the main corridors in this part of the city. The City's Master Bike Plan identifies Balboa Ave. as a major bike route. He also states that a widening of the road is possible, but very expensive. After hearing from the community, other treatments will be considered sooner including different flexible posts. Richard also asks what the lane widths are on Balboa Ave. Its 11ft between the shoulder and 1<sup>st</sup> traffic lane, and 10 feet between the 2<sup>nd</sup> travel lane and bike lane.

Billy asks if this bike lane treatment will also be applied to the westbound direction of Balboa Ave. Brian said, it will eventually, it's being aligned with future street resurfacing projects. Billy is pleased that this project is happening, and asks for the project to begin on the westbound direction as soon as possible.

Daniel made some comments on contradictions and demographics.

Keith brought this issue to the board due to him seeing increased use by pedestrians in this protected bike lane, and asks what can be done to prevent pedestrians from using the bike lane. Brian responded saying there isn't a prohibition of pedestrians being able to use these bike lanes. A law states that you can walk in a bike lane.

Naveen appreciates the safety aspect of these bike lanes, and suggests that a sidewalk be put in place from the Tecolote Canyon entrance on Balboa up to Clairemont Dr. Also suggests with the new street lighting being put in place, that it includes solar panels for power. Brian indicated that the new lights will include that.

Delana asks if other cities were contacted about similar studies on accidents involving bike lanes. Brian said the city is a member of an organization called NATCO, which other agencies put together studies and collect data.

Susan asks if there are alternatives to the delineators, and if there is any data on the use of this lane by bikers since these upgrades were put in. Brian said there is increased use. And in regards to the alternatives, one option is to widen the roadway. Which would be higher in cost.

Harry asks if there are any plans to improve bike lane safety down to Mission Bay on Balboa. Brian indicated that they are partnering with CalTrans to work on this issue.

Public speaker Mitch Rice said he is an avid biker, rides his bike to the VA Medical Center. He says the most dangerous spot on Balboa to bike is under the railroad bridge near I-5.

Tracy Rothwell asks why a lot of the roadway has to be taken for this project, and says drivers shouldn't have to lose their space for bike safety.

Rudy Klassen asks if a bike use study has been done for this stretch of Balboa. Brian says yes there has been one done.

Paul Smith asks what the cost of a long-term fix would be. Brian says around \$6 million dollars. The timeframe on those improvements is currently not known. The current project cost \$100,000, and indicates that if the replacement delineators do get hit, they are stronger and less prone to breaking off.



And can be easily replaced. The manufacturer of the delineators is concerned about this project and will offer a one-time replacement of any broken delineators.

Lucky Morrison asks what the current percentages are of bikers commuting to work in San Diego. Brian said currently the figure is around 1%, with a goal of having 18% of people commuting to work by bike by 2035. Lucky also asks what percentage of road space this type of project takes up. Brian replies discussing equity between bikers and drivers.

Kathleen Keehan says this addition has provided a much safer ride along Balboa. She also indicates she drives, and said you can't make progress without change.

Nicole Burgess says she rides in Clairemont and considers this stretch of Balboa a dangerous corridor of travel. And thanks the community and board for safer and active modes of transport.

Joel Smith says thanks for this project being put into place.

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chairman Report/Community Planners, Keith Hartz:** No Report

**By-Laws, Michael Puente:** No report.

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

**Project Review, Naveen Waney:** No report.

**Balboa Ave Station Plan Ad Hoc Sub Committee, Harry Backer:** No report.

**Morena Corridor Specific Plan Ad Hoc Sub Committee, Margie Schmidt:** Margie reported at their most recent meeting the main issue discussed was the configuration of traffic for the specific plan EIR. Along with other miscellaneous items. Their next meeting is to be determined.

**Treasurer, Delana Hardacre:** No report.

**Clairemont Town Council, Delana Hardacre:** No report.

**Parking/Transportation/Mobility, Nicholas Reed:** No report.

**Adjournment at 8:54 PM**

**The next meeting will be held on September 20th, 2016, 6:30pm at Cadman Elementary School.**