

**Clairemont Community Planning Group
Project Review Subcommittee Meeting**

October 12, 2016 @ 6:00 pm.

North Clairemont Recreation Center

Item 1. Meeting called to order by Naveen Waney, Subcommittee chair at 6:05 pm
CCPG members present: Naveen Waney, Richard Jensen, Kevin Carpenter, Susan Mournian, Glen Schmidt (public member)

absent: Nicholas Reed, Chad Gardner

late: Cecilia Frank (6:15 pm)

Item 2. Non agenda public comment:

Kevin Carpenter wants the committee to have the ability to review city engineering projects. He is pulling for the committee to review the median improvements on Balboa Avenue and has discussed the matter with CD 6 Representative Alan Young.

Glen Schmidt would like an exemption to add trees as part of the Balboa Avenue improvements.

Item 3 No Modifications to the Agenda.

Item 4 Approval of Minutes July 13, 2016.

Motion made by Richard Jensen Second by Kevin Carpenter. All in favor : Waney, Jensen, Waney. Abstain : Mournian, Schmidt. Frank not present for vote. Motion passed.

Item 5. Action Items/ Review Items:

501. Balboa Express Carwash SDF - 6066 Balboa Avenue PN: 469903

Chair Waney stated that at present the project is in the second cycle of comments from DSD. The proponent has met every requirement imposed by the city and committee to date. The proponent is looking for a recommendation of approval from the committee.

Shahram Dehghani and team made presentations.

Mr. Dehghani explained that his project is an express car wash that will cost between \$ 6 - 8 for services. It is an alternative to a full service car wash.

Hannibal Pedrosi presented the site layout for review. Indicated that in 4 meetings with the city there is approval for the final project. Landscape exceeds city requirements. Vending machines enclosed. Reclaimed water used. Motorcycle parking provided. 19 parking spaces with 1 for disabled per code. Sounds study for compressors reveals that project meets city noise requirements. Will provide new concrete pad for bus stop and co-ordinated with MTS during construction. Building a 6 foot masonry wall at rear of property.

Bob Newsom explained details of service to include pay station, tunnel set up with employee at entrance and vacuum system options.

Tony Bernetti spoke about the solar panel system which includes 339 panels and produces 86 % of the necessary energy.

Board Questions

Carpenter Wondered about back side wall which will be stucco. Expressed concern that it would become a graffiti magnet since it is 6 feet. Could it be 4 feet ?

Schmidt Asked about wall color. Landscape plan presently includes only deciduous trees but recommends adding some evergreen trees like the carrotwood. Questions moderate use water plants. Would like colored concrete.

Frank What are the hours of operation. Dehghani would like 8 am to 10 pm. Questions about gating in the back area.

Jensen Issues with hours of operation and possible noise problems.

Mournian Requested no laser lights or music. Asked about expected car usage.

Waney Confirmed that pay station will have attendant and attendants at beginning and ending of tunnel.

Public Comment

Daniel S. Concerned about noise.

Maury R. Vacuum procedure different in full service car wash.

Carol S. Can customers only use vacuum ? No. Per owner.

Chris O'Connell Signage on real wall. Yes, if possible. Per owner.

Ron Bacon Anti collision system in tunnel to address safety concerns.

Motion Number One

Jensen, Second Frank. Recommend approval of project with the following conditions that hours of operation not to exceed 9 pm, lower the rear wall to 5 feet, and explore using some evergreen trees. Yay - Jensen, Mournian, Frank Nay Waney, Schmidt, Carpenter. Motion fails.

Motion.Number Two

Schmidt, Second Carpenter. Recommend approval of project with the following conditions that rear wall be 4 feet 6 inches, replace some of deciduous trees with broad leaf evergreen trees, and verify that plantings comply with model water efficient landscape ordinance. Yay Waney, Schmidt, Carpenter. Nay Jensen, Mournian, Frank, Motion fails.

Motion Number Three

Mournian, Second Jensen.Recommend approval of project with the following conditions that rear wall be 5 feet, hours of operation from 7 am to 9 pm,. replace some of deciduous trees with broad leaf evergreen trees, and verify that plantings comply with model water efficient landscape ordinance. Yay Waney, Mournian, Frank, Jensen. Nay Schmidt, Carpenter. Motion passes.

Item 6. INFORMATION ITEMS None

Item 7. WORKSHOP ITEMS None.

Item 8. POTENTIAL ACTION ITEMS None.

Item 9. REPORTS TO COMMITTEE None

ADJOURNMENT

Chairperson Waney adjourned the meeting at 8 pm.

