

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

December 14, 2016 @ 6:00 pm.

## **North Clairemont Recreation Center**

**Item 1.** Meeting called to order by Naveen Waney, Subcommittee Chair at 6:02 pm  
CCPG members present: Naveen Waney, Richard Jensen, Kevin Carpenter, Susan Mournian, Cecilia Frank, Glen Schmidt (public member) arrived @ 6:10 pm.

**Item 2.** Non agenda public comment:  
Daniel Smiechowski stated that residents on Pocahontas are concerned about the development on former Stevenson Elementary School site. Chairman Waney mentioned the developer will present at January, 2017 CCPG meeting.

**Item 3** No Modifications to the Agenda.

**Item 4** Approval of October 12, 2016 Minutes

Motion made by Mournian, Second by Frank. All in favor: Waney, Jensen, Mournian, Schmidt, Frank, and Carpenter. Abstain Gardener. Motion passed.

**Item 5.** Action Items/Review Items:  
501. None.

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## **Item 6. INFORMATION ITEMS**

601. 3455 Atlas Street TM/PDP/CUP/VAC - PN: 518391

Applicant Name: Charles Johnson, 858-597-2001

John Leppert presented. Waney indicated that Leppert has shared drawings.

City Cycles Assessment letter which will be redistributed tomorrow by Waney. No significant issues found.

Two clients representing subdivision present were Dylan Hinkle and Abraham Edib.

Dylan Hinkle explained part of their application is to abandon remaining half side of street. Other half of street already abandoned.

8 lots proposed will exceed minimum 50x100 lot size. Approximately 1 acre of land currently turfed. Displaced parking spaces will be relocated to church property. Playground equipment will be moved to front of church property. Sheds will be move to end of parking lot. None of church's activity will be eliminated.

Deviation is needed because all the lots do not front on the street. To remedy the situation a Planned Development Permit will be sought. This project is only to process the map. It is not to build the 8 single family homes.

## Committee Questions/Comments

Jensen Does the map show a common driveway? Yes. What is size of vacated street? 21 feet. Currently a paper street would only be an alley.

Carpenter Are these individual parcels in fee? Yes. Nothing so far to show floor plans. Yes. Impact on street parking? For most part parking on site will exceed parking on Atlas Street. Renovated church parking will provide tree coverage if deemed necessary by city.

Gardener. Appreciates sensitivity to existing neighborhood by creating single family lots vs. multi-family lots. How will lots be sold? Abraham Edib answered that lots will be sold individually with probability of a couple of floor plans available.

Schmidt. Suggested fewer curb cuts would be nice. At this time only mapping property was the answer. To be determined at a later date.

Frank. What about existing homes below project? No impact anticipated.

Waney. In moving the playground equipment church will determine with city is a setback is required. Setbacks may vary.

## Public Questions/Comments

Margie Schmidt, Will the common driveway/easement have shared maintenance? Yes.

Daniel S. No serious issues seen with this project.

Richard Jensen. Clarified that each house has its own trashcan. Yes.

602. Verizon - Mt. Ada - PN:255230 - City PM: Karen Lynch - Owner Rep: Shelly A. Kilburn  
PlanCom, Inc./302 State Place, Escondido, CA 92029/ 619.208.4685

Verizon owns this site and wants to work with city/community. Gave history of site to include 2011 plan for keeping 133 foot installation. Sought community input. Clairemont Town Council suggested a community identification site on the installation. Due to increased coverage in the area the installation can now be 82 feet.

## Committee Questions/Comments

Waney reviewed project history noting that in 2013 CCPG found 133 foot height to be an issue. June 2015 Project Review suggested minimizing visual aspect of tower.

Gardener clarified that June 2015 discussion points about tower with Clairemont signage not achieving this goal, thickness of proposed tower not appealing, and less obtrusive version desired. Goal was for better design elements which blend into the area.

Schmidt noted that 76 foot would be possible if only a monopole. This is no place for the Clairemont sign in his opinion.

Carpenter has concerns with Canary Island Pines on site and wants them preserved. Could there be a public art aspect?

Frank states tower is too bulky.

Jensen concurs and mentions this tower is on a major Clairemont street.

Waney clarified project elements to include height options of existing at 133 feet, new at 82 feet, fake tree at 81 feet, and monopole at 76 feet.

## Public Questions/Comments

Margie Schmidt clarified that pole will not take out existing trees but would relocate 2 scrubs. Temporary pole needed during construction but will support options other than Clairemont ID tower.

603. 3040 Clairemont Drive Apartments (19 Units) PDP/SDP - PN: 410740  
Owner Rep: Scott Spencer, 858.459.8898

Appeared 1 year ago, have received initial assessment. Hired civil engineer and landscape architect. Required to do historic report which took 9 months. Redesign done with staff input to include elevations, coloring. Will be both commercial and residential project. Suggestion of earth tones to blend to with canyon behind project. Having to work through details contained in assessment letter which include engineering, fire department, planning department. No extra drainage into the canyon per civil engineer. 10 % (2 units) will be affordable. Sustainability is solar on roof, electric car charging in garage, and water reclamation. Keeping pool and add better wall to contain noise. Interior courtyard with water feature and other elements for residents. Second assessment letter being reviewed.

#### Committee Questions/Comments

Schmidt feels this was missed opportunity to show whole project. What will old commercial building be. Need for continued elevations.

Zach Dimentstein, owner. 2 commercial retail buildings 1500 square feet. 5 olive trees in planted beltway. 7 feet available to plant trees. Perhaps other trees can be used.

Gardener different railing element suggested, different stucco textures wanted.

Carpenter unify jumble of buildings.

Frank clarifying placement of elements within project.

Jensen need entire rendering of project. Wants unifying theme.

Waney come back with broader project.

#### Public Questions/Comments

Margie Schmidt consider creating redo of whole area.

Item 7 Workshop Items - None

Item 8 Future Potential Items - Informational Items Above

Item 9 Reports to the Committee - None

Adjournment Chairperson Waney ended meeting at 8pm. Next scheduled meeting is January 11, 2017.

Respectfully submitted,

Susan Mournian

**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.