

## Clairemont Community Planning Group

### Minutes of the Meeting of February 21<sup>st</sup>, 2017 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 P Kevin Carpenter P Cecelia Frank P Chad Gardner	P Richard Jensen P Michael Puente P Margie Schmidt	P Daniel Smiechowski P Lynn Adams A Susan Mournian P 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 6:32 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:** James LaMattary spoke about the 30ft height limit restriction not being protected.

Marlon Pangilinan spoke about the most recent Clairemont Community Plan Update sub-committee meeting. Items spoken about at the meeting included draft-guiding principles and associated policies. He also let the planning group know that a website that people can provide input, and learn about the Community Plan update was launched recently. The website address is <http://www.clairemontplan.org>

Marc Leminux has been a resident of Clairemont for 9 years, and spoke about concerns he has with upcoming zoning changes within the community.

**Committee Members:** Billy Paul spoke on how canyons and creeks need to be addressed with the Clairemont Community Plan update.

Richard Jensen thanks members of the public for coming to the meeting tonight.

Margie Schmidt announced that the annual Clairemont Garden Tour will occur on Saturday May 6<sup>th</sup>. And if there is anyone that would like to have their garden showcased, to email at the following: [gardentour@clairemontonline.com](mailto:gardentour@clairemontonline.com). Tickets will be on sale soon.

Daniel Smiechowski also thanks members of the public for coming to tonight's meeting. He also spoke of concerns regarding the Balboa Ave. bike lane delineators.

Naveen Waney responds to a question that was asked regarding an informational item presented at the January Meeting involving the Stevenson School Site Housing Project. The question asked was about any non-native invasive plants being used on the site. Ryan Green, who presented at the January meeting responded to Naveen via email saying there was not any invasive plants being used on the list the City of San Diego uses. But however, there was one on the State of California list, it has since been removed, and something else will be used in its place. The model house is on-track for an opening sometime between mid-April to the first part of May.

Lynn Adams spoke about a new housing development going in at the corner of Morena Blvd and Ticonderoga. She indicated that there are some changes to the project that reduces the amount of homes on the lot from 12 to 8.

Delana Hardacre announced that the Taste of Morena will take place on April 26th. And tickets will start being sold on March 20th.

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

Keith Hartz makes a motion to remove Item #104, The Morena Blvd Median Project from the agenda. Nicholas seconds.

**VOTE:** Motion Passes 14-0-0

Naveen Waney makes a motion to remove Item #102, The Atlas St Project from the agenda due to the applicant not being able to present at the meeting. Chad seconds.

**VOTE:** Motion Passes 14-0-0

**Item 4. Approval of Minutes**

Motion by Nicholas Reed, second by Naveen Waney to approve January minutes.

**VOTE:** Motion Passes 11-0-3 (Michael, Richard, and Lynn abstain).

**Item 5. Council Representative Reports**

**District 2 Council Report, Adrian Sevilla, Community Liaison, [adsevilla@sandiego.gov](mailto:adsevilla@sandiego.gov)**

Kelly Batten, Chief of Staff for Councilmember Zapf's office provided the District 2 report.

It was mainly concerning the 30ft height limit and the Morena Corridor Specific Plan land use changes being combined with the Claremont Community Plan update which is forthcoming over the next several years. The input from the Morena Subcommittee meetings will be placed in the Community Plan update. And she reiterated that no changes are being made to height limits or zoning within the specific plan area. She also indicated that a statement was published indicating this.

A gentleman asked what would have to occur to change the height limits in Clairemont. It would have to be a multi-step process according to Kelly.

Roberto Salinas has concerns about what the city is doing to our neighborhood. Kelly reminds that you should come to the planning group meetings, they are open to the public, etc.

Marc Leimux asks where the meeting minutes can be found and reviewed.

James LaMattary wanted it stated for the record that Kelly Batten would not take, nor answer any of his questions. He complains about the Morena Land Use guidelines being merged into the Clairemont Community Plan. He would also like to state for the record about supposed accusations of threats by the Raise the Balloon organization towards the councilmembers office.

**District 6 Council Report, Dan Manley, Community Liaison, [dmanley@sandiego.gov](mailto:dmanley@sandiego.gov)**

Dan Manley introduces himself formally as the new Dist. 6 representative for Clairemont.

He speaks about the new DOTTS program where people can meet at a safe location to conduct in-person transactions from online sites such as craigslist, etc. It is a pilot program that will last for 90-days.

Dan also provided an update to the vacant gas station at the corner of Clairemont Dr. and Balboa Ave. There will be an abatement hearing with the owners of the property on March 2nd.

Delana asked if there was any update to the RFP process for the Senior Center at the North Clairemont Rec

Center. Dan indicated that there is 1 candidate left, but could not provide any more information.

Nicholas mentioned to Dan about graffiti on the signboard at North Clairemont Rec Center. Dan said the Councilmember saw the issue during a recent visit to the center, and the issue is being addressed promptly.

**Item 6. Action Items**

**101. De Anza Revitalization Plan** (Chris Olson, [oly7@att.net](mailto:oly7@att.net), Karin Zirk, [kzirk@earthlink.net](mailto:kzirk@earthlink.net))  
Margie is recusing herself from all discussion and voting on this item.

Chris and Karin present a PowerPoint presentation showing the 3 different alternatives for the De Anza area that were presented in early November. The goal for CCPG was to come up with a consensus on the plan alternatives.

On November 30<sup>th</sup>, the Pacific Beach Planning group (PBPG) introduced an 11-page response letter to the proposed alternatives. And on January 30<sup>th</sup>, Beautiful PB, PB Town Council, and the San Diego Audubon Society signed a letter supporting the PBPG response, and also presented additional recommendations in the letter.

One option that CCPG may do is be an additional singer to the letter just mentioned.

Delana Hardacre questions were mainly directed towards the Golf Course. And if this one closed, what other courses were available nearby. Courses included Liberty Station, Balboa, and Tecolote Canyon. She also asked about the current patronage at the De Anza course.

Lynn Adams supports the alternatives with the exception of the golf course being removed.

Harry Backer spoke of concerns he has about the removal of the golf course. And also questions the \$600,000-\$800,000 loss figure the city provides for the golf course.

Karin responds by discussing what would go in place of the golf course. Possible uses for the space include soccer fields, volleyball courts. She says it is our decision if we would like to recommend for the golf course to stay or to go.

Nicholas asks how large the course is. 18 holes. He continues on further to say that he is not in support of the golf course staying. And the focus should include more open space.

Keith Hartz asks about the alternative plans and the possibility of guest housing areas, and/or a hotel. Nothing has been specified regarding those plans at this time.

Daniel Smiechowski supports the golf course staying, and suggests that we should promote the sport within the community.

Richard Jensen supports the golf course, and suggests that we should look at it as a regional asset, not just a community one.

Kevin Carpenter agrees with Richard in how the golf course should be looked at as a regional asset. There are other assets within the plan that can and should be looked from a community standpoint.

Chad Gardner asks about the visitor accommodations with each plan. Each plan will include anywhere between 27 to 40 acres of space. Currently, Campland takes up to 30 acres of space. He also suggests that more tennis court space be included.

Billy Paul says all 3 alternatives are currently unacceptable in their current form. He also talks about how Rose Creek should be rerouted to let the creek flow better to allow for cleaner water to enter the portion of Mission Bay.

Michael Puente appreciates how the plans showcase minimization of vehicle traffic through the parks. He does not however support the islands depicted in one of the alternative plans. He specifically supports alternative plan 2. And does not support the golf course, and suggests more green space instead.

Cecelia Frank has concerns about separating the islands, and dredging the area around them. She supports the golf course.

Public speaker Marc Leminux suggested that Rose Creek be cleaned up to enhance the water flow. He would also like to see a “classy” RV camping area placed. He supports the golf course and says it acts as a buffer between the streets and the rest of the park area proposed. He also supports the islands being placed if an emphasis was placed on them being some sort of wildlife habitat.

Additional public speakers including, Jim Elko, Jason Young, Joe LeFluer, and Dean Harold all spoke in support of keeping the golf course.

Several motions were placed on the table, and include the following.

Billy Paul makes a motion to support the PB Town Council, Beautiful PB, and San Diego Audubon society letter. Nicholas Seconds.

**VOTE: 4-9-0**, Motion Fails. Chad, Richard, Cecelia, Daniel, Keith, Nicholas, Lynn, Delana, and Harry voted no.

Daniel Smiechowski makes a motion to draft a specific CCPG letter to keep the golf course, and to also support the PBPG 11/30/16 letter. Lynn Adams seconds the motion, and offers to write the CCPG letter.

**VOTE: 7-6-0**, Motion Passes. Michael, Billy, Kevin, Richard, Cecelia, and Nicholas voted no.

**103. PN: 527680 Bayview TPM, Applicant-Trolley Corridor, LLC Applicant Name: Sean Savage, (858) 634-8620 Ext. 409**

The applicant was not present for the February 21<sup>st</sup>, 2017 meeting when the item was called upon.

The applicant was informed at the prior PRS meeting that they would be included in the CCPG meeting agenda, since they received a unanimous decision for recommendation at the PRS meeting. The applicant was also emailed on 2/6/2017 that he was tentatively being added to the CCPG agenda depending on the outcome of the PRS meeting and that if couldn’t make this meeting to let us know.

**Item 7. Informational Items**

**201. 2017 CCPG Candidate List Announcement** (Naveen Winey)

Naveen announced the candidates listed on the 2017 CCPG election ballot include, Richard Jensen, Daniel Smiechowski, Chad Gardner, Margie Schmidt, Gary Christensen, Nicholas Reed, and Jason Young.

Both Gary Christensen and Jason Young introduce themselves to the group, and the public.

Donna Reggalato asks about the possibility of candidate statements in the future including their lines of work, what issues they stand for, etc.

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

## **Item 10. Reports to Group**

**Chair Report – Keith Hartz** – Keith reports that there will be dredging of Mission Bay occurring south of the vacant visitors center. He also recently attended a smart growth workshop where one item included possibly combining Planning Groups with one-another. There will also be a meeting regarding the proposed High-Tech High School at the Horizon School site on March 1<sup>st</sup> at 7pm at the Courtyard by Marriott in Kearny Mesa. The project will be coming to the PRS, then the full Planning Group in the future.

**Vice-Chair/PRS Report – Naveen Waney** – Naveen explained both projects that were to be heard tonight at the meeting, will be brought forth next month. On the agenda for the next PRS meeting on March 8<sup>th</sup> include the Coastal Trailer RV Site, and a Verizon Cell Tower near Balboa Ave.

**Balboa Station – Harry Backer** – Harry reported that there was a joint meeting with the PBPG Subcommittee regarding mobility options. The next scheduled meeting is TBD.

**Morena Corridor Specific Plan Ad Hoc Sub Committee, Margie Schmidt** – Margie spoke of the recent meeting with Councilmember Zapf where Keith, and James LaMattary were invited to along with her regarding the objections to the land use guidelines being removed from the Morena plan, and being placed in the Clairemont Community Plan Update instead. A request to separate them from that was asked, but it was indicated that it was not possible. Next meeting is TBD

**MCAS Miramar – Cecelia Frank** – Cecelia reported that a community leader forum was held at Miramar recently and discussed about renewable energy efforts being used at the base.

Further, a second meeting was held about how to become a marine, and an air operations report was given.

**Treasurer – Delana Hardacre** – Delana reported that there is \$229.61 in the CCPG Bank Account.

**Community Plan Update – Susan Mournian** – No report as Susan was absent

**Clairemont Town Council – Delana Hardacre** – Delana noted that at the February CTC meeting, there was an announcement of an upcoming Musical at Clairemont High School on March 10<sup>th</sup>/11<sup>th</sup>/17<sup>th</sup>/18<sup>th</sup>, and asks everyone to try and make it out to support it.

**Parking/Transportation/Mobility – Nicholas Reed** – Nicholas noted that the Moraga Ave Traffic Circles are still on track to be installed this year. He is soliciting more information on them, and hopes to have a representative come to a future meeting to discuss their design.

**By-Laws – Michael Puente** – Michael recently found an ambiguity in the By-Laws, and will be setting up a meeting of the subcommittee to review it, and give any other suggestions in the near future.

**Adjournment at 8:47 PM**

**The next meeting will be held on March 21<sup>st</sup>, 2017, 6:30pm at Cadman Elementary School.**