

**Clairemont Community Planning Group
Project Review Subcommittee Meeting
March 8, 2017
North Clairemont Recreation Center**

Item 1. Meeting called to order by Naveen Waney, Subcommittee chair at 6:00pm

CCPG members

Present: Naveen Waney, Richard Jensen, Kevin Carpenter, Susan Mournian,
and Glen Schmidt

Absent: Chad Gardner, Cecilia Frank.

Item 2. Non agenda public comment: Daniel Smiechowski mentioned meetings about under grounding.

Item 3 Modifications to the Agenda. None.

Item 4. Approval of February 8, 2017 minutes.

Motion to approve minutes as revised.

Richard Jensen. Second Glen Schmidt.

In Favor - Waney, Mournian, Jensen, Schmidt. Abstain - Carpenter. Motion passes.

Item 5. Action/Review Items:

Item number 501 Description: Coastal Trailer Villas RV Park - Fairfield Residential - Redevelop CTV RV Park to a 150-unit rental community - Applicant Shon Finch, sfinch2@ffres.com

Ed McCoy gave brief description of application process mentioning that Fairfield Residential is a local company with a local architect, Carlos Rodriguez, on this project. Current site is 6 acres with portion of site allowing high residential, the other part none. General Plan Amendment/ zone change application sought in December for the part of site not allowing high residential. Project will comply with 30-foot Overlay Zone and will consist of 150 units. Project exceeds parking requirements. No commercial use planned.

Carlos Rodriguez provided brief description of his firm. Site plan will be 150 units that observes 30-foot height limit. Proposing 3 story buildings and a one-story community center with pool, exercise room and kitchen. Parking will be broken up into different areas distributed around the site. Style inspired by Irving Gill with a Spanish inspiration using articulation and different parapet heights, curved windows, and wooden trellis areas accenting upper balconies.

Public Comments.

Walter Groth mentioned concerns about parking on Frankfort Street as it is currently impacted.

Committee Comments.

Jensen Is lot raised? It is lower at front, higher at back but with a 9-foot embankment at corner of Morena and Frankfurt. McCoy: accessible units on first floor, 225 bedrooms with 75-1 bedrooms and 75- 2 bedroom rental units. Garages will be under buildings.

Mournian Why isn't it gated? McCoy: not allowed by city.

Schmidt: Property line to NW? McCoy: Lighting store. Retaining wall at rear of site? McCoy: 12-15 feet will be constructed. Suggests sidewalks from units to connect with Frankfort Street. Bio-retention area? McCoy: Yes.

Carpenter A/C plan? McCoy: **not sure what he said but I think it was "being developed."** Had security concern about people passing through site. Leasing office? Open 24 hours.

Waney With no permanent fence how are homeless addressed? McCoy: lighting, natural surveillance. Waney appreciates scale brought down at front of project. Concern about traffic back-ups.

Schmidt Could there be wrought iron fencing? McCoy: not opposed but staff is.

Public Comments.

Daniel S. Trolley and coaster plus bus stop are nearby on Morena. Should be wall on Morena/Frankfort for security.

Harry Backer Traffic concerns with bottleneck and accidents at intersection of Frankfort/Morena. Potential for drivers using neighborhood streets for shortcuts.

Gaylene Rooftops decks? No. _Rain gutter water? Will be retreated. Traffic concerns. Noise around pool.

Jim Alcott Dog run? Yes.

Margie Schmidt Complimented developer making effort to respond to community. Parking on Morena? No changes on street parking.

Reba Cox Concerned about present residents. McCoy working on settlement.

Walt Groth Entrance on Frankfort? Will be directly across from alley. Need more lighting on Frankfort.

Discussion about need for cycle issues and more information from city. City has not responded per McCoy.

Jensen made Motion to continue the action until there is a response from the city. Second, Schmidt. Motion passes unanimously.

Item 6. Information

Item number 601 Project Name: High Tech High, CUP for the former Hale Middle School site, current Horizon site.

Applicant: Paul Dooley, Director of Facilities of HTH 760-759-2735,
pdooley@hightechhigh.org

The applicant informed us that there are currently 3 High Tech Highs. They are in Point Loma, Chula Vista, and San Marcos.

This site was purchase three years ago from San Diego Unified. The school will remain a K-12 public charter school.

Site Plan was shown. Site was built in 1959 by SD Unified.

8 of 10 buildings will be refurbished. Cafeteria / lockers will be demolished. New carpet and a/c for theatre. Kitchen refurbished. Open space auditorium will be built. Playing field will move further east to be adjacent to gym. Two drop off areas with staggered times. Elementary in front, high school in rear. 385 parking spaces. All existing buildings are single story. Two new buildings will be 2 story.

HTH will be applying for CUP for 1636 students to allow for growth. Currently 1250 students expected.

City wants widening of Mt. Alifan to create bike lanes.

Addition of 2 signals to calm traffic.

School to open in 2019.

Benefactor purchased property outright so there is no debt.

Current Horizon enrollment is 530. Horizon will be out in June 2017.

Committee Comments.

Carpenter. Will Division of State Architects be involved? Depends on type of funding. Trees? Mt. Acadia trees and perimeter landscaping to be saved. Structure on corner of Genesee is transformer.

Public Comments.

Mary Simpson. Concerns about displaced Horizon students.

Item 7. WORKSHOP ITEMS — None

Item 8. POTENTIAL ACTION ITEMS

Item number. 801. PTS 482458 Verizon Mesa College Applicant - Verizon

Item 9. REPORTS TO COMMITTEE None

ADJOURNMENT by Chairperson Waney at 7:45 pm.