

# Clairemont Community Planning Group

## Minutes of the Meeting of February 20th, 2018 Alcott Elementary School Auditorium

P Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> P Margie Schmidt - <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 Gary Christensen P Ryan Rolla A Jason Young	P Daniel Smiechowski P Lynn Adams P Susan Mournian P Billy Paul
--	--	---	--

P – Present    A – Absent    L-Late

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

Chair Naveen Waney called the meeting to order at 6:30 p.m. Pledge of Allegiance led by Vice Chair. 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:** Matt Valenti a candidate for Council District 6 introduces self. Lives with his family near Mesa College. States practices land use law. Is present to listen and learn about the Planning Group and community concerns.

**Committee Members:** Susan made comments related to the recent smart growth and land use meeting. States Scott Sherman wishes to reform Planning Groups. David Alvarez wishes to change parking requirements in transit areas. Two important issues to be aware of.

Daniel suggests inviting friends/neighbors to our meetings. Voiced concern regarding bike lane on Balboa east of Clairemont Dr where one fatality has occurred and pylons are in disrepair.

Billy states is pro bike; notes broken pylons indicate that safety measures are needed. That area is noted for speeding. Safe bike infrastructure needed there, on west bound side also, as well as on Clairemont Dr.

Naveen made announcements regarding upcoming meetings & events. Clarified that tardiness of 30 minutes or more by Board members is considered an absence and that no personal campaigning is allowed once the meeting (or subcommittee meetings) are called to order. Non-agenda public comment excepted.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval. None.

**Item 4. Approval of Minutes:** Lynn made motion to approve January 16<sup>th</sup> minutes, second by Cece.

**VOTE:** 13-0-2 (Daniel and Naveen abstain d/t absence) Motion passes.

**Item 5. Council Representative Reports**

**District 2 Councilmember Zapf Report, Marc Schaefer, Community Liaison, [mpschaefer@sandiego.gov](mailto:mpschaefer@sandiego.gov)**  
 Salute to 2<sup>nd</sup> district in Feb, honored Mike Schneider and Jenn Ragusa from Clairemont. Councilmember Zapf was part of press conference opposing off-shore drilling in California. Also participated in SD River cleanup and Linda Vista Skate Park opening (a regional facility). Follow-up to questions/concerns from last meeting: Visibility concerns on Avati approaching Morena... will add “Signal Ahead” signage. Traffic study being done for intersection of Jutland & Corelina. Pocahantas being evaluated for a stop sign. Re: pipe leak vs. spring water flow on Morena, continues to advocate for intervention once cause determined. SDGE did cover street holes with steel plates. Moraga V-calm study ordered. 2000 ft of water main being replaced along Morena.

Asbestos found in Planning Dept offices requiring relocation of staff and limiting access to materials & records, may result in delays.

Chad: Report on Get-It-Done app of Clmt Dr. potholes has been "in process". Marc will investigate.

Billy: Noted back up of traffic on Balboa Ave today d/t Mid Coast construction. Requests sensitivity to peak travel times for scheduling work to minimize impact on community.

Harry: Questions if treatment plant releases water into Tecolote Canyon (notes sudden high flow rate when no recent rainfall) resulting in erosion concerns. (Billy commented that discharges may be allowable during winter.) Also noted illegal dumping off Balboa at Tecolote; requests foresight intervention (signage?).

Lynn: Concerned regarding ongoing water flow on Morena Blvd may be impacting integrity of hillside or creating a sinkhole. Marc will continue to press weekly for assessment/intervention.

**District 6 Councilmember Cate Report, Dan Manley, Community Liaison, [dmanley@sandiego.gov](mailto:dmanley@sandiego.gov)** Water bill spikes have dominated office concerns. Have sought further investigation on excess bills; held public forum last week. Encourages community members to contact council office re: concerns. States that council Audit Committee (Lori Zapf is chair) will evaluate situation. Announces that State of the District is on 3/15; can nominate for awards on website. Jan. 23<sup>rd</sup> was declared Sophia Righthouse Day; she is a 14 y.o. that alerted neighbors of a nighttime condo fire.

Ryan: What does council advise homeowners receiving inordinately high water bills besides reporting...pay/not pay? Dan suggests a payment comparable to last year may be taken as good faith while resolving issue with the agency.

Daniel: Thousands of residents being affected by incorrect billing; states his bill increased 300% in absence of leaks. Suggests that top leadership be investigated.

Richard: Notes that in the past councilmembers have organized community cleanups where a dumpster was provided in an area allowing residents to dispose of waste items. Dan states Community Cleanups can be requested by residents through Env. Services Dept. Richard asks whether can use Councilmember newsletter to inform/educate community and request feedback regarding upcoming issues such as the County Crime Lab repurposing and low income housing project on agenda tonight. Will pass on request.

Cece: Had reported an oil spill from the KFC restaurant months ago, but no interventions taken yet. Will f/u.

Harry: Noted beautiful new bike connection between San Clemente Canyon and Rose Creek, but no access from west side. Dan states organizations are working with SANDAG to resolve access in the future.

Billy: States that dump fees are expensive and will lead to illegal dumping in canyons.

Public: Donna states has had exceptionally high water bills and complains that the process for reporting needs to be improved, notes excessive phone wait time.

#### **Item 6. Action Items**

**101. Finalize March 2018 CCPG Election Candidate List (Nicholas Reed)** Reports there are no new candidates for the ballot. Bylaws allow Delana to be considered to remain on the Board. States still needs candidate statements for some members up for re-election. Ballot will have Delana Hardacre, Lynn Adams, Naveen Waney, Cecelia Frank, Susan Mournian, Kevin Carpenter, & Billy Paul. Margie makes motion to approve ballot, second by Daniel. Voting to occur from 9am-6pm on Tuesday 3/20 at North Clairemont Rec Center, room 2. Volunteers from the Board and the community requested to man voting station.

**VOTE: 15-0-0** Motion passes.

#### **Item 7. Informational Items**

**201. San Diego Housing Commission FY2019 Affordable Housing Fund (Julia Sauer & Jasmine Kotlarz)** Affordable Housing Fund is a permanent and annual renewable source of revenue that provides funds to help meet housing needs of low, very low & median income households. Funds are used for projects that fit designated Model Programs (are a variety of investment activities directed towards meeting said housing needs). Handouts provided with info about the Housing Trust Fund (the sole source of new funds are housing impact fees; loan repayments are also recycled back into HTF), Proposed 2019 Allocations and Model Programs. Total budget is \$62,315,463; \$55,549,376 for rental housing finance, \$500,000 for deferred payment loans and closing cost assistance grants for homeownership, \$4,359,342 towards housing innovations and

Housing First San Diego 3.0 (includes transitional housing grants, rapid rehousing grants, landlord engagement, prevention & diversion, and capacity building), \$1,793,745 for administration, and \$113,000 for legal costs. SD Housing Commission is asking for written comments by 3/23/18. Email comments to: [jasmine@sdhc.org](mailto:jasmine@sdhc.org)  
All comments will be included in report to City Council.

Billy: What type of housing projects planned for Clairemont? Expressed concern that conversion of a trailer park to high end residential is diminishing our stock of affordable housing. Response: Currently no projects planned for this district. (2018 projects in Districts 3 & 7, 2019 projects in 3, 4, & 8).

Daniel: Agrees with Billy. Voiced concern about high cost of new homes on Pocahantas; had voted against it.

Richard: Question regarding rental housing allocation? Response: Is for multifamily housing.

Delana: For rental housing are there restrictions on Air B&B? Response: Uncertain but can investigate.

Nick: Questions about the repurpose of Sheriff's crime lab? Response: Is a county project; presentation is only regarding City projects.

Public: Donna inquires about definitions of income levels. Response: Very low is <30% of Average Median Income (AMI), Low is 30-40% of AMI, Median is 50-80% of AMI. States all handouts and information is available on [sdhc.org](http://sdhc.org).

**202. PATH Ventures San Diego: Apartments at 5858 Mt. Alifan Dr. (Joel Roberts from PATH & Rebecca Louie from Wakefield)** A 50 unit Permanent Supportive Housing(PSH) project being proposed "by right" to replace current office building on site. States they are not presenting for permission but value community input and involvement in the process and design as well as for transparency. Will return regularly with further information.

PATH founded in 1984, work in 130 cities throughout California, goal to help people get off the street by moving into apartments (7,500 in last 4 years). In SD participated in Connections Housing project (at 6<sup>th</sup> & A St), provides both shelter and supportive housing, intended to decrease homelessness in the immediate area, reduced numbers of homeless there from 245 to 60. Goal is not to be a magnet for homeless but actually reduce homeless in neighborhood.

Wakeland, since 1998, affordable housing developer, has created 6700 affordable homes statewide. All properties have on-site supportive services targeted to residents. Two local projects recently completed: Atmosphere (205 units downtown, 55 of which are for homeless) & Talmadge Gateway (60 for formerly homeless seniors, provides full medical care). All projects built, maintained & managed indefinitely by the company; never sold.

PSH is being used throughout country to respond to homelessness; different than just building shelters. They are apartment buildings with tenant leases, case management on site to provide help with job skills, health issues, etc. Here in SD approx. 9000 homeless, 400 in District 6, not just downtown. Is increasing and only resolution is to provide housing, not just shelter. Important for every community to participate in providing housing. The most vulnerable (age, disability, health issues, length of homelessness) of those surveyed on the street are given housing first; no longer can someone "con" their way into affordable housing.

The project is in its earliest stages, 50 units of PSH, site is good for transit & walking, across street from Stratton Apartments (co-owned by PATH & Wakeland) where supportive staff already present.

No discretionary permit needed. Will be 3 stories, conceptual site plans only. Have secure perimeter fencing, community room, management offices. Schedule not determined yet, hope to start construction this year.

Naveen: Expressed appreciation for presentation even though not required to get approval from CCPG; requests they give regular updates and opportunities for input.

Delana: Asks for clarification about Stratton Apts. Response: Is different, is affordable family housing.

Margie: Will be redeveloping site, not using existing building? Housing SD individuals? Yes to both.

Daniel: Notes is excellent location, applauds efforts, supportive of project.

Billy: Thanks for presentation and assistance to homeless. Is there time limitation when residents must return?

Parking provided? Response: Is apartment bldg. with tenants, no time rules. Anticipating about 37 spaces

Cece: Limit on residents per unit? Response: Mix of 1 bedroom (max of 2 people) and studios (max of 1 person), adults only. There are occupancy maximums. Not realistic to think all residents will have vehicles.

Richard: Familiar with Stratton and many problems in past. Wonder if zoning change required if have no commercial on site? How long are leases? Response: 1 yr. Mental illness/alcohol & substance abuse history/convictions typical of long-standing homelessness. Will have one counselor/15 residents? 3-4 full time

counselors (counseling is critical to treating these types of problems), but they won't live on-site? Getting HUD funding likely, then not allowed to require residents to take meds? Possible to break leases for problem tenants? Richard says these questions to have answered in future, expresses hope that outreach for residents to occur in Clmt. Full time onsite manager? Response: Yes. Urges ongoing communication with community.

Chad: Own the property yet? Resp: In purchase agreement now. How outreach locally? Resp: Must utilize county coordinated entry system to prioritize.

Lynn: Any research how this type of housing affects the community? Resp: Both decreases street homelessness and decreases costs to jurisdictions (paramedics, emergency services, etc.).

Public:

Linda: What is policy on drugs/alcohol? National trend is low barrier: if individual & other residents & staff are safe then can stay in program.

Donna: Prop 63 funding going into project? Response: Multiple funding sources possible, are non-profit.

Debra: Lives 1 ½ blocks away, expressed concern that will impact property values, that will be helping homeless from other parts of community rather than ours. Response: Most important component is on-site support services.

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chair Report – Naveen Waney** –Expressed gratitude for get well wishes.

**Vice-Chair/Parking & Transportation Report – Nicholas Reed** –Resident requests stop sign at Doliva Dr & Warhawk Way in front of Madison High removed; is considered dangerous. Will address at future meeting.

**Balboa Station – Harry Backer** – Next meeting on 2/27, 6pm, No. Clmt Rec. Anticipate short presentation and opportunity for public comments on Draft plan.

**Secretary/Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt** – No report or meetings scheduled, awaiting completion of EIR.

**MCAS Miramar – Cecelia Frank** – No meeting

**Treasurer – Delana Hardacre** – Delana reported that there is \$229.61 in the CCPG Bank Account. Is being reactivated from dormant status. Submit reimbursement receipts to Delana (Vendor) for any printing costs.

**Community Plan Update – Susan Mournian** – Urban Design is topic next two months; Diego Velasco will be presenting in March. Historic element meeting in Feb was very interesting; possible Info Item for March.

**Clairemont Town Council – Nick Reed-** Had a forum on homeless.

**Project Review Subcommittee – Kevin Carpenter** – Mt Ada Verizon tower design options presented. Sub committee disapproved tree style. Discussion on other tower styles continued.

**By-Laws – Jason Young** – Absent.

**Adjournment at 8:01 PM**

**The next meeting will be held on March 20th, 2018, 6:30pm at Alcott Elementary School.**