

Clairemont Community Planning Group

Approved Minutes of the Meeting of
June 19th, 2018
Alcott Elementary School Auditorium

P Naveen Waney - Chair P Nicholas Reed – Vice Chair P Margie Schmidt - Secretary P Delana Hardacre- Treasurer	A Harry Backer P Kevin Carpenter P Cecelia Frank P Chad Gardner	P Richard Jensen P Gary Christensen P Ryan Rolla A Jason Young	A Daniel Smiechowski P Lynn Adams P Susan Mournian P Billy Paul
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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 said. 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:

Linda Mascovich: asks about County crime lab project. Naveen states expects them to come before CCPG but no developer chosen yet.
 George Henderson: Will board take a position on STVR issue? Suggests to make it an action item next month.
 Don Gross states that there are funds available to the group related to the Brown Act.
 Female community member: states nice landscaping on Balboa, desires similar upgrades to other major streets. Also says 805 between Balboa to Clmt Mesa Blvd is very unsightly, requests wall to improve appearance. Billy responded with clarification on history of grant for Balboa Ave median landscaping.
 Margie clarified that other communities have MAD funds (maintenance assessment district). Also references Pure Water working groups that may provide opportunities for improvements to some medians.

Committee Members:

Susan: believes Park & Rec staff responsible to maintain medians.
 Nick: Ivy Senior Apartments community meeting on Weds. July 18th 6-8pm at Madison High School.
 Lynn: Asks for update re: median Mt. Alifan and Balboa. Work will begin in the fall.
 Billy: Congratulates and thanks Marc Schaefer & CM Zapf for partial resurfacing done on Clmt Dr greatly improving the street surface. Project well done.
 Margie: Announced that CM Zapf recognized today as Dave Potter Day for his many contributions to the community. Also City of SD updating Parks Master Plan; to give input visit cityofsandiegoparksplan.com
 Naveen: Announced Daniel Smiechowski's resignation. Will try to fill seat next meeting. Also noted that all board members need to support and participate in duties and tasks necessary for effective function of the board.

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

Nick states need to add approval of minutes of the Special Meeting held on June 6th. Lynn makes motion to add approval of said minutes to agenda, second by Margie.
VOTE: 13-0-0. Motion passes.

Item 4. Approval of Minutes

Nick makes motion to approve minutes of May 15th meeting with correction of vote tally on Item 102 to be 12-0-0. Second by Cece.
VOTE: 9-0-4(Margie, Delana, Lynn & Billy abstain d/t absence). Motion passes.
 Nick makes motion to approve minutes of Special Meeting on June 6th, second by Delana.
VOTE: 10-0-3 (Gary, Chad & Kevin abstain d/t absence) Motion passes.

Item 5. Council Representative Reports

District 2 Council Report, Marc Schaefer, Community Liaison, mpschaefer@sandiego.gov

Two working groups are being established for Clairemont community (Clairemont & Morena), will also be a University City Working Group. The groups will be addressing construction impacts only, no discussion about the alignment or details of the project will be allowed. Is an advisory group only with 12-15 people on each group, monies are available for areas impacted by the project. If interested in participating please speak with Marc. Public is welcome to attend, will be a comment opportunity at beginning of meetings, but public will otherwise not be able to participate in discussion if not on Working Group.

STVR proposal by mayor will be addressed by council on Monday July 16th. Dave Potter Day acknowledges his influence on the community for over 40 years. Parks Master Plan will be a long process, encourages all to become involved.

Delana: Lawsuit against Pure Water? Marc: believe is brought by University City residents.

Susan: Requests name/contact responsible for median maintenance. (Casey Smith, Director of Open Space Division, cdsmith@sandiego.gov) Marc: please also utilize "Get It Done" which begins a record.

Ryan: Asks for update on accidents at Jutland curve. Marc: will follow up.

District 6 Council Report, Dan Manley, Community Liaison, dmanley@sandiego.gov

Absent, no report.

SANDAG Mid-Coast Trolley Construction Update, Pete D'Ablaing, SANDAG project manager

Train traffic shifted to new bridges in April. Demo'd Balboa heavy rail bridge. Can begin construction on other rail bridges now. Constructing Balboa to Morena ramp (in 3 phases) and continuing work on utilities along Morena. Additional signage for traffic slowing on Morena and have requested support of SDPD.

Delana: Expressed concerns about safety on Morena at Balboa, poor signage with changes resulted in near miss of a significant accident. Also need apron near Ticonderoga for safe merging. Workers were rude.

Kevin: Planned landscaping to replace all removed with construction? Response: Will send plan to Naveen.

Lynn: Widened I-5 underpass for Balboa? (Similar to Lomas Santa Fe) Response: SANDAG project does not go under I-5.

Ryan: Questions whether pedestrian access will continue to Moraga from Morena on south side of Balboa? Markers seem to stop short of connecting.

Richard: Morena/Balboa intersection is a fast and complicated area and requires improved safety measures and signage.

Public: Donna: Can funding be spent on pedestrian/bicycle access across I-5? Cannot add components to project at this time.

Female Comm. Member: New stop light at John Paul Jones where new housing? Response: Will check.

George Henderson: New ramp from Balboa to Morena will have traffic in both directions. Requests leaving southbound Morena ramp in place for a few weeks transition period.

Ryan Valencia: Are police monitoring decreased speed limit on Morena? Construction workers are not complying with speed limit. Response: Will speak to speed and safety at staff meeting tomorrow.

Marc Schaefer: Requested increased enforcement and will follow up.

Item 6. Action Items

101. Morena Apartment Homes (Coastal Villas) PTS:526167

Applicant: Shon Finch, Ed McCoy, Fairfield Development. Sfinch2@ffres.com

Fairfield is local company, privately held, national multi-family private developments, full service (acquisition, building, & management). States takes pride in quality of projects and their maintenance. PEIR shows no unmitigated impacts; all impacts created are mitigated by site design or mitigation measures.

Current site is 90 trailer spaces & 6 residences. Proposing 150 apartment homes with garages. Designed to maintain view corridors, air flow, corner rec center only one-story, streets on all sides widened, main access across from alley per neighbor requests, low fence around perimeter, complies with 30 ft height limit, on-site 24/7 management, more than adequate parking (1.8/bedroom), incorporating building design recommendations

from Project Review sub comm (PRSC). Paying \$1.7million in park & rec fees. Substantially increasing property tax base of site.

Kevin (chair of PRSC): Thanks to presenters for collaboration with PRSC at multiple meetings, many positive changes resulted. PRSC voted to recommend approval (only dissent was d/t desire to incorporate conditions). Request more variation in street façade coloration and in high-lighting arches (deepening reveal).

Susan motions to approve project as presented, second by Cece.

Gary: Paying in-lieu fee for affordable housing? Resp: Neighbors were opposed to affordable housing so paying fee.

Delana: Rents? Resp: Approx.\$2000/mo 1 bdrm; \$2800/mn 2/bdrm. Will maintain all landscaping.

Nick: Will be great asset to community.

Richard: Zoning changes? Resp: Frontage on Morena & West Morena zoned commercial, residential at back of property. Requesting change to zone whole site at up to 29units/acre. Actual density will be less.

Billy: Concerned that no low & mod-income units in project. Pet policy & facilities? Resp: Allow pets (breed restricted), will have dog wash & relief areas.

Margie: States Morena Corridor Spec Area Sub Committee (while land use was still within purview) did approve changing the zoning as currently requested. Also states that Podocarpus trees rather than Cassia trees recommended along Morena d/t canopy height, and if slope adjacent to Tonopah will be graded then planting and irrigation indicated but be considerate of neighbors views if planting trees that might block viewsheds, if slope untouched then hydroseed indicated.

Chad: Suggests amending motion to include the 3 conditions named (adding color variation to building facades, deepening articulation of arches, altering landscape plan to utilize Cassia trees rather than Podocarpus). Susan accepts amendment, Cece also accepts as second.

VOTE:11-1-1 Billy opposed because "the project did not include any low and moderate income housing, and this project located in an area that is close to a trolley station and most appropriate for this type of housing."

Delana states abstains for same reason although is otherwise in support of project. **Motion passes.**

102. Safe Routes to School Program Letter of Support

Priscila Hegger, Rady Children's Hospital, pphegger@rchsd.org

Applying for grant to prevent pedestrian injuries in Clairemont. Have evaluated conditions and have chosen 6 schools based on collision data within ½ mile of schools and on income level: Lindberg-Schweitzer, Whitman, Lafayette, Field, Creative/Performing/Media Arts, and Longfellow (had a fatality). Did get feedback from Town Council; is seeking additional feedback and support.

Motion by Nick to approve letter of support with the 6 schools listed, second by Susan.

Ryan: What schools not included? Resp: Many schools but funding will only support 6 at this time. Hope to reapply in future to address needs of all Clairemont schools.

Kevin: What enhancements? Resp: Improved signage, sidewalks, etc. Plus education for students and parents and resources such as bike helmets. Danger prevention and transportation safety is focus.

Susan: Next cycle please include Bay Park Elementary d/t recent drunk driving accident nearby.

Better Jackson: Lafayette is magnet for hard-of-hearing & deaf.

Marc Schaefer: Councilmember Zapf's office offers support & assistance in process.

VOTE: 13-0-0. Motion passes.

Item 7. Informational Items

201. Public Works Presentation on Bannock Ave. Streetscape Enhancements Project ID: B10027

Luis Schaar, P.E., City of San Diego, LSchaar@sandiego.gov

Project initially begun 6 yrs ago but there were problems with contractor. Purpose is to treat storm water before it enters storm drains. Basin in parkway created where storm water percolates through a French drain. Plan to change process in the future; this was a trail project. Maintenance of basins by contractor required until project completed then will be under responsibility of storm water dept. Significant issue still pending is that shielding is needed at 55 locations where coupling to sewer laterals was necessary. Are committing staff to monitor work to assure is done correctly. Anticipate work will begin in 1-2 months.

Richard: Do not replicate this project anywhere in city.

Naveen: please send additional comments to presenter.

Item 8. Workshop Items

None

Item 9. Potential Action Items

401. New CCPG Logo, Nicholas Reed

Presented draft of new logo: Large CCPG initials with colors of canyons and bay. Email comments/questions to Nick.

Item 10. Reports to Group

Chair Report – Naveen Waney – Suggest considering creating a forum to discuss issues on homelessness/affordable housing through an existing subcommittee.

Vice-Chair/Parking & Transportation Report – Nicholas Reed – CPC meeting: marijuana issues, live/work quarters, housing the next million presentation. Parking/Transp: Plan meeting in Sept. Moraga traffic circles construction to begin in July.

Balboa Station – Lynn Adams-Submitted letter in response to PEIR following special meeting.

Secretary/Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt – Anticipate release of EIR/traffic study in next few months per M. Prinz; will resume meetings then.

MCAS Miramar – Cecelia Frank – Overview of existing border fencing presented.

Treasurer – Delana Hardacre – Delana reported that there is \$219.04 in the CCPG Bank Account. New projector obtained, awaiting reimbursement from City.

Community Plan Update – Susan Mournian – Urban Design presentations completed. Meetings in July & August at St David's Church, 5050 Milton St., 2nd Tuesdays, 6-8pm.

Clairemont Town Council – Delana Hardacre – Had presentation on Safe Routes and information regarding a lawsuit filed against Pure Water.

Project Review Subcommittee – Kevin Carpenter – Anticipate some cell site projects at future meetings. Will trial a template for subcommittee minutes to rotate secretary role.

By-Laws – Jason Young – Absent, No Report

Adjournment at 8:28PM

The next meeting will be held on July 17th, 2018, 6:30pm at Alcott Elementary School.