

# Clairemont Community Planning Group

Approved Minutes of the Meeting of  
February 19, 2019  
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 P Jason Young	P Susan Mournian P Billy Paul P Matt Valenti P BarbarahTorres
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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 6:00 p.m.. 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:**

Carrie Munson: Clairemont Town Council (CTC) foundation is looking for sponsors and gardens for the annual garden tour on 5/4.

**Committee Members:**

Harry: Scott Sherman on KUSI spoke negatively about Planning Groups.

Chad: Spoke in support of the CTC garden tour.

Billy: States can't use K rails between bicycle lanes and vehicle lanes where right of way doesn't allow for disabled vehicles to pull out of the traffic lane. City will enhance 2 intersections/district; suggests Balboa & Genesee intersection between the two shopping centers for District 6.

Ryan: Spoke re on-line tool developed by City for Community Plan Update process. Noted that only 8 of 11 identified focus areas are incorporated in it.

Barbarah: CTC received "Go By Bike" mini-grant of approx. \$2500. Will be hosting a Children's Bike Safety Course (date and location TBD) and a bike maintenance class at Benchmark Brewing on 4/18 at 6:30pm.

Naveen: Unsuccessful in obtaining Safe Routes to School grants (4 awarded; we were 5<sup>th</sup> on list).

**Item 3. Modifications to the Agenda** – Requires 2/3 approval. Naveen notes that District 6 rep is absent and Laura Black is ill. Chad makes motion to remove related items from agenda, second by Jason.

**VOTE: 15-1-0, Richard opposes.**

**Item 4. Approval of Minutes:** Correction of a name noted by Nick. Motion by Susan to approve, second by Nick.

**VOTE: 13-0-3, Chad, Ryan and Jason abstain d/t absence. Motion passes.**

**Item 5. Council Representative Reports**

**District 2 Council Report, Carrie Munson, Community Liaison, [cmunson@sandiego.gov](mailto:cmunson@sandiego.gov)**

Councilmember Dr. Jen Campbell present to provide report. States Council supported a pedestrian/bicycle only bridge over Interstate 5 at Balboa trolley station. Re potholes: contractor used wrong mix of asphalt; will redo all affected streets for free. Encouraged use of Get-It-Done App to alert of maintenance needs. Re parking:

Mayor suggests no parking requirements near transit priority areas (TPA). 95% of San Diego residents drive cars now, may be a future reality but she does not support it now and was lone vote against proposal. Planning Groups will be getting yearly training following audit results; compliments CCPG on professionalism. Chad: Mayor working to expedite new construction; requests that permitting for remodeling existing structures be expedited too.

Richard: Concerned that allowing persons to live in vehicles will create sanitation and other problems.

Response: Council voted to rescind law preventing this because of a 9<sup>th</sup> Circuit judgement. Other rules (72hr time limit, public disturbances) remain intact. Notify police where problems identified, time limit begins with notification.

Ryan: Thanks CM Campbell for advocating for community.

Jason: States enhanced crosswalks needed near schools. Encouraged resumption of “homeowner Saturdays”.

Matt: Notes that Golden Hall is a temporary homeless shelter. City needs to preserve existing affordable housing; demolition of a single room occupancy (SRO) hotel downtown evicted 300 residents.

Public Member: Concerned re the infrastructure funding gap of \$3.8billion including \$700million storm water funding gap.

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

Not present d/t conflict.

**Planning Dept Community Plan Update, Laura Black, AICP, City of San Diego, [lblack@sandiego.gov](mailto:lblack@sandiego.gov)**

Not present d/t illness.

**Item 6. Action Items**

**101. Final Draft Morena Corridor Specific Plan (MCSP)/PEIR Recommendation**

(Michael Prinz, City of San Diego and Margie Schmidt, CCPG Morena Sub-Committee Chair)

Presentation of overview and summary of MCSP provided by M. Prinz. Morena Blvd reclassified from 4 lane to 3 lane (2 northbound/1 southbound). 3.3 mile long cycle track along west side. Enhanced sidewalk on east side (Boardwalk concept). City will “coordinate” with CALTRANS/SANDAG re pedestrian freeway overpass, location not determined. Presentation included visual examples demonstrating building height changes in Linda Vista area. Low and Mid density alternatives also studied and could be adopted by City Council in April. (The presentation can be found at <https://www.sandiego.gov/planning/community/specificplans/morena-corridor> under meeting #18).

Margie thanked sub-committee members and community for lengthy and valuable participation. Reviewed recommendation unanimously supported by MCSP sub-committee (see attached). Made motion to adopt by full CCPG board, second by Delana.

Board comments-

Jason: Raised concern that developers pay in lieu fee rather than build affordable housing. Response: Must apply city-wide policy, cannot specify different requirement in specific plan.

Harry: Suggest time limit rather than numbers of units to trigger infrastructure.

Kevin: Recognizes rationale for increased density near trolley.

Barbarah: Supportive of affordable housing.

Ryan: Supports recommendation; area needs revitalization.

Billy: Opposes in lieu fees. Supports varied heights rather than blocky buildings.

Chad: Opposes recommending low density alternative.

Public comments-

CM Campbell: Council is working on in lieu fee issue, law requires a reasonable option to inclusion of affordable units be provided.

Robin Castofany: Supports requiring 40% affordable.

Female member: Why only 1 property at 100ft height, fears domino effect with spread to other areas.

Kevin Canasty: Concerned re density and traffic.

Rick Brush: Concerned re no parking required now. Response: Issue will be market driven.

Female member: Need transportation to trolley stations.

Male member: Concerned re infrastructure (library, police, parks, etc). Response: Addressed in PEIR.

Margie reviewed recommendation; no amendments to motion.  
Naveen reinforced need to work with City towards meeting housing needs.

**VOTE: 13-3-0, Gary, Jason & Susan opposed. Motion passes.**

**102. Finalize March 2019 CCPG Election Candidate List** (Barbarah Torres)

Voting on March 19 at North Clairemont Rec, 9am-6pm.

Initially limited number of submissions of applicant paperwork. Jason notes that according to Bylaws that the candidate list must be finalized during the February meeting. Jason makes motion to postpone item to end of meeting to allow additional interested parties to still submit application. Second by Margie. Further discussion regarding election procedures.

**VOTE: 15-1-0, Cece opposes. Motion passes.**

Returned to item later in meeting. Candidates that have submitted interest include: Current board members Gary Christensen, Jason Young, Chad Gardner, Richard Jensen, Nick Reed, Ryan Rolla, Matt Valenti, and community members Michael Brewer, Erin Cullen, Morteza Rahimi, Carol Schleisman, & David Curtis. Brief statements made by community members to introduce selves.

Barbarah encourages community to participate in voting; also requests volunteers to man voting.

Motion by Barb to finalize above list of candidates, second by Margie.

**VOTE: 13-2-0, Billy & Richard opposed, Cece left early. Motion passes.**

**Item 7. Informational Items**

**201. SANDAG Mid-Coast Trolley Monthly Update** (Pete D’Ablaing, SANDAG)

Presentation included overview of project: 5 stations, 36 new trolley cars, Clairemont station will have 150 parking spaces in a private development and a noise wall, Balboa station will have 220 parking spaces. I-5 Balboa exit will be reconfigured, multiple utilities being relocated. Many components to the project including absolute work windows which require interruption of rail traffic. In March will be considered to be 50% complete; is on schedule and in budget. Completion expected end of 2021.

**202. Mt. Etna/Crime Lab Project Update** (Omar Passons, Director of Integrated Services, County of San Diego)

Doing many stakeholder interviews; open to holding more. Goal is to work with the community. No design determined yet. Preparing for a future workshop, date not determined yet. Two discretionary processes underway; only if both are approved then progresses to ministerial process. Understand that there is fear and concern when insufficient information provided.

Naveen notes that there is an established ad hoc sub-committee to address this project and encourages frequent communication with that chair, Matt. Kevin is chair of Project Review sub-committee and requests that details of this project be presented there once preliminary plans developed.

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chair Report – Naveen Waney** – Notes that there will be officer assignments open and possible committee appointments to be addressed at the April meeting.

**Vice-Chair/Parking & Transportation Report – Nicholas Reed** – Proposal for a 4-way stop sign at High Tech High (Mt. Acadia & Mt. Blanca) will be an alternative process. Community planners meeting: discussing new parking requirements. Encourage writing letters to councilmembers regarding this issue.

**Balboa Station – Harry Backer** – Apparently have funding and Council support for pedestrian/bicycle bridge over I-5. Sub-committee will be disbanded.

**Secretary/Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt** – No additional report. No further meetings anticipated, sub-committee will be disbanded.

**MCAS Miramar – Cecelia Frank** –No report.

**Treasurer – Delana Hardacre** – \$167.84

**Community Plan Update – Susan Mournian** –George Hendersen resigned; Jack Carpenter will take his position as community member. Next meeting on 3/12.

**Clairemont Town Council – Delana Hardacre** – Reiterated info re Garden Tour on 5/4.

**Project Review Subcommittee – Kevin Carpenter** –No report.

**By-Laws – Jason Young** – Will address proposed by-laws changes at next meeting.

**Mt. Etna/County Crime Lab – Matt Valenti**- No additional report.

**Adjournment at 8:28 PM**

**The next meeting will be held on March 19th, 2019. Note different start time of 6:30 pm at Alcott Elementary School in order to conclude voting period.**

**Morena Corridor Specific Plan Recommendation approved by the Clairemont Community Planning Group 2/19/19**

**The Clairemont Community Planning Group and its Morena Corridor Ad Hoc Sub Committee recognizes San Diego's affordable housing needs and agrees with the concept of Transit Oriented Development. We acknowledge the merits of the Morena Corridor Specific Plan (MCSP) to anticipate redevelopment along the Mid-Coast Trolley Line and that some increased residential density within walking distance of stations is warranted. However this increased density must be matched with infrastructure upgrades, public improvements, and appropriate community benefits**

**We concur with the adjacent Linda Vista Planning Group Ad Hoc Sub Committee in approving:**

- A pedestrian/bicycle only bridge over Interstate 5 to provide safe access to Mission Bay Park,**
- The proposed street realignments,**
- Preservation of industrially zoned land,**
- Increased mixed use development and increased affordable housing**
- An increase in the intensity of land use, but not to the extent the MCSP provides.**

**We recommend approval of the Morena Corridor Specific Plan with the following conditions:**

- A. Implementation of the Low-Density Alternative. Require a Planned Development Permit process for all structures over 45 feet in Linda Vista to facilitate collaboration with the community in order to minimize negative impacts of new development while maximizing public benefits.**
- B. Clearly state in the MCSP that the 30 foot height limit within the Clairemont Height Overlay Zone is maintained. All changes in land use and zoning within the Clairemont portion of the Morena Corridor to be determined through the Community Plan Update process.**
- C. Prioritize public infrastructure improvements to meet both present and future needs within the community.**
  - Provide without delay pedestrian/bicycle improvements on both Clairemont Dr and Tecolote Rd freeway overpasses and throughout the plan area.**
  - Provide additional parks, open space and green corridors before the MCSP is built out to 1500 units.**

**-Require completion of the pedestrian/bicycle only bridge over Interstate 5 prior to construction of more than 2,000 units.**

- D. Provide a physical barrier rather than flexible delineators for the Morena Urban Trail cycle track and include bicycle infrastructure improvements over Tecolote Creek and the San Diego River.**
- E. Morena Blvd to remain 4 lanes until the feasibility of 3 lanes can be effectively evaluated with consideration of any land use changes in Clairemont determined through the Community Plan Update process.**
- F. Coordinate with MTS to provide effective transportation service from the communities of Clairemont and Linda Vista to the related trolley stations (services such as Dial-A-Ride, Flex Route Shuttles, and frequent feeder buses).**

**Finally, we express frustration with the vacillating nature of the assurances previously given by the Planning Department; this has diminished the public's trust. In the future, we sincerely hope that the City will commit to a more transparent and honest collaboration with the Clairemont community during the Community Plan Update Process and beyond.**