

Clairemont Community Planning Group

Minutes of the Meeting of
September 17th, 2019
Alcott Elementary School Auditorium

P Naveen Waney - Chair P Nicholas Reed – Vice Chair A Gary Christensen - Secretary P Delana Hardacre- Treasurer	P Harry Backer P Kevin Carpenter P Cecelia Frank P Chad Gardner	P Richard Jensen P Michael Brewer P Ryan Rolla P Carol Schleisman	P Glen Schmidt P Susan Mournian L Billy Paul P Erin Cullen
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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 6:01 p.m. Roll call was taken and a quorum present. The chair requested a substitute Secretary for the meeting, Kevin Carpenter volunteered

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:

- Michael Dwyer – Observations on Clairemont Times. Vocational training available
- Margie Schmidt– Mayoral forum is tomorrow at Mission Bay High

Committee Members:

- Harry – Concerns about abandoning ADA ramp work on Caltrans I-5 overpass at Tecolote/Seaworld Drive during peak summer season. Nick noted that the City is responsible
- Glen - Update on the Green Spine concept: Glen met with SDG&E along with council Reps Maddie and Carrie for an hour. Initial response was no, but later conceded some sections would be feasible
- Naveen - Railing at Regents and 52 remains damaged. Judy James, Alcott contact for CCPG is retiring; suggested CCPG consider a voluntary gift or card to recognize her help to the Group.

Item 3. Modifications to the Agenda – None

Item 4. Approval of Minutes-

- Motion by Delana
- Second by Harry
- Motion passes (10-0-4) Cece, Ryan, Glen, Kevin Abstain.

Item 5. Council Representative Reports

District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov

- Saturday is the Multicultural Fair at the North Clairemont Rec Center
- City non-profit funding deadline is approaching
- Traffic Calming project for Moraga beginning next week with the intersection at Idyllwild. Intersection at Fox will start in the following months
- Monthly One on One meeting with Council Member Jen held at Tecolote, 10 minute meetings with public. Public is welcome to attend.

District 6 Council Report, Madison Garrett, Community Liaison, mgarrett@sandiego.gov

- Councilmember Cate has similar office hours program to District 2 program
- “Get it done” system will be down this weekend, Friday through Saturday
- Councilmember Cate will be attending CCPG next month for Neighborhood First Coalition (NFC) update.
- NFC survey is open online, public can nominate projects for capital funding
- Genesee Ave., Clairemont Dr. and Clairemont Mesa Blvd. scheduled for weed abatement this month
 - Ryan – Concerned about ongoing dumping at Mt Acadia park trash dumpster; suggested combination lock for dumpster

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

- Bridge work continues
- 48” diameter culvert placed North of Friars
- Tecolote Platform begun
- Tecolote bridge piles and abutments underway
- Coaster Bridge waterproofing underway
- Concrete pours completed at flyovers North of Balboa
- Gilman Dr. North tunnel section complete, South section underway
- 55% complete to date and on target. for late 2021
- Hotline contact is 877-379-0110
 - Ryan – Status on Clairemont Drive laydown area, will there be a time extension?
 - Harry – Dust abatement has been bad, Pete asked for specific dates. Harry offered to email pictures with dates, and will discuss with the contractor
 - Cece – Very rough paving at I-5 North offramp to Balboa needs to be fixed
 - Delana – traffic backing up on Balboa Eastbound
 - Nick – Morena Blvd. paving at Balboa surface is uneven.
 - Kevin – Disappointed at the ongoing removal of established trees; what will be done to make up for the impact to San Diego and the traveling public? Are larger trees going to be planted?
 - Pete – Trees will be planted, but will be small due to establishment needs
 - Glen – Repeated tree size concern. Establishment needs for trees is species specific - larger sizes should be considered for trees that tolerate transplanting
- Public Comment
 - Jim Elko - Clairemont station access to the bay via stairs needs to be addressed; will a switchback ramp be built? Existing stairs need reconstruction, and a ramp provided for coolers, strollers, ADA
 - Pete - stairs will be rebuilt, plans and discussion not yet complete with Protea

Item 6. Consent Agenda: None

Item 7. Action Items: None

Item 8. Information Items

801. City of San Diego Sewer Pipeline Rehabilitation AR-1 Project

(Bobak Madgedi, Project manager, City of San Diego, 619-533-5241 BMadgedi@sandiego.gov)

- Pipeline rehabilitation, includes open trench, trenchless, and lateral work
- Health Department mandated project
- 50 Year lifespan
- Process begins with camera assessment
- PVC liners for existing clay pipe, addressed small cracks and minimizes new cracks

- Major cracks will require section to be excavated and replaced with PVC pipe
- Project to start this winter (2019) one year duration
- Streets and traffic will be impacted by manhole replacements and point repairs in pipelines
- See map (attached)
 - Harry - What is the savings in time and money vs. replacement?
 - Bobak - 5:1 ratio for full replacement cost vs. this repair method
 - Billy - Pleased with efficiency of previous projects
 - Kevin - Disappointed with quality problems with previous projects and negative impacts of lateral work and cleanouts on residential front yards. Stated that cleanouts belong in the sidewalk (as constructed in some neighborhoods to date), not in yards, where residents have to deal with them
 - Naveen - Concerned with quality - work at his lateral needed to be re-done. City needs better supervision over subcontractors

802. Update on Balboa Ave. Median and Community Beautification

(Lynn Little, Claremont Town Council)

- Priority one is Balboa median
- Unable to realize replacement of substituted Gold Medallions with correct Tipu Trees
- An additional Tipu will be replaced this fall
- Mt. Abernathy Palm Tree cleanup
- The original planting plan for the median has been located, to help guide repair and replacement
- Funding report from the city received
- Some median weeds have been cleared, planting would be the best substitute
- Balboa station planting will complement median planting already established
- There appears to be conflicting language regarding the funding, with respect for the principal. It is not an endowment fund, as the interest was never sufficient to cover ongoing maintenance (\$9500 interest vs. \$24,000 actual maintenance cost)
- Distributed “Green Sheet” questionnaire for public input on goals and opinions for Claremont landscaping (see attached)
- Contact is ClaremontLandscapeGroup@gmail.com
 - Richard - Is replacing the Claremont welcome sign at the East end of Balboa in the budget?
 - Billy - Sign was to Caltrans specification - crash absorbing
 - Chad - Volunteered K-Co’s service in replacing the sign
 - Lynn - Fund is for 15yrs, will last to 20years easily, so principal should be used for repairs and upgrades

803. Protea Bayview Transit Oriented Development - PTS#641250

(Andrew Malik, Jeffery Essakow, Protea)

- Protea is a buy-and-hold developer established in 1997
- Project history: 2016 project was 45’. 150 parking stalls and 36 residential units
- 2019 project is following a shift in retail, more experiential “Work/Sleep/Play” all on the same site, where the residential replaces the traditional anchor tenant for a commercial site
- Proposing on-site affordable, not paying the in-lieu fee
- Current project has a 55’ tall parapet for over 80% of the structure. Only the Elevator and rec room reached the full height of 82’ 10”
- Project is mixed use, with retail market and co-working space in addition to the residential units
- Architects Tal and Ricardo from Safdie-Rabines presented renderings
- Board Comments:
 - Ryan - parking demand will need management
 - Erin - will there be individual water meters? (*Protea: Yes*) will there be grey water recycling? (*Protea: No*) is there a means of exiting on to Morena? (*Protea: Yes*) How will that impact traffic on Morena? Requested that the project be changes to include 20% affordable units
 - Carol - 2014 meeting the community pushed for adherence to the 30’ height limit

- Glen - Disclosed prior focus group meeting he attended with Protea team. Project is a good gateway for Clairemont, complemented landscaping. Observed activation of trolley plaza could be stronger. Observed that the blank wall of the adjacent property hotel was an opportunity to be explored with the neighboring owner. Concerned that the plant palette includes and invasive palm species, and suggested another species be considered instead. Requested that the project team consider landscaping the Clairemont drive median for the good of the community
- Richard - Is the Flower Hill Mall by Protea also residential (Protea: No) Recommended a pedestrian bridge to the Trolley station crossing the Morena Blvd.. Recommended that the amenity structures on the top level be glass or otherwise transparent to minimize their impact
- Harry - Concerned about entry point at Trolley station creating a gathering area for homeless people, cited example of the plaza at the Linda Vista Trolley Station. Questioned the level of site security that will be provided
- Ryan - Complemented the Stepping of the building and the view corridor through the building masses. Concerned about worker parking and retail parking. Asked how deliveries and trash disposal will be handled. Suggested that internal street crossing the project South from Clairemont Dr. be less direct to reduce cut-through traffic
- Billy - Concerned that relaxing the 30' limit will create a problematic precedent. Cited the need for public access to view, and that this project blocks the view of the bay from Clairemont Dr. Questioned if there will be amenities for pets, particularly dogs and the need to control waste (*Protea: Yes, there is a dog exercise and relief area*)
- Chad - Observed that the Clairemont Drive view corridor is not terribly impacted after he reviewed the site from the road. Impacts are significant past Erie, through corridor at Denver. Commented that he is conflicted about the project. While there are benefits, he is disappointed that promises to maintain the height limit have been broken. Commented that the calculation for affordable units looks like fuzzy math, that the developer is only required to use the base zone unit count to calculate the 15% for the affordable incentives - rather than the actual unit count which is much higher and would like the 15% to be based on the increased unit count.
- Kevin - Summarized PRS discussion from last week's meeting. Observed there is a 70 stall deficit for the housing - 70 units will have no on site parking, and the likelihood of market rate renters to not have at least one car is pretty slim. Requested that an arrangement with Sandag be made such that the residential units can share the trolley parking.
- Public Comments:
 - Lisa Johnson - Likes project, would like to see a rendering of the Westerly view from Clairemont drive
 - Jim Elko - What will done with the walkway and stair at the trolley station leading to Clairemont Drive? Sandag has been noncommittal. (*Protea/Tal Safdie: The public will be able to walk through the building and use the elevator to go from the station to Clairemont Drive bridge*)
 - Julie Wilds - Echoed concerns about homelessness at open space and plaza at Morena. Commented that a bridge across Morena would improve the safety of pedestrians. Asked about rental prices (*Protea, \$2000-\$4000 range depending on market*)
 - John Beard - Does not like 73' building height, it's too tall. Questioned how much higher than the hotel is the proposed project? (*Protea: 20' higher*) Questioned target of pricing of affordable units at 50% of the median income? (*Protea: Median Income for the area is \$86,600. Pricing is 30% of 50% of the median, or approximately \$711/month for a studio unit.*)

Item 9. Workshop Items None

Item 10. Potential Action Items None

Item 11. Reports to Group

- CTC – Multicultural center will be held at Clairemont Senior Center this weekend 11-5pm. Pure water project to be delayed two years due to lawsuit on contract, all contracts are suspended. Bill in Sacramento has been introduced to resolve the lawsuit. Census is coming up again, census takers are invited and encouraged to assist.
- Treasurer – Checking \$159.22, City \$500.00 deposit for this year
- CIP – Increase in committee members from 4 to 6. Erin requested to be member.
- Mt. Etna – No Quorum reached for this month’s meeting. New Members to be Erin and Lisa Johnson (public) Carol will chair.
- CPU – City Staff has increased target units in opposition to CPU Subcommittee recommendation. Discussed concerns about existing firefighting equipment and personnel upgrades needed to match proposed mid-rise development, as well as canyonland fire hazards already existent in Clairemont
- Airports – No updates
- Vice Chair – Elections are coming up in March, must attend 3 meetings prior to February to be placed on the ballot
- Parking & Transportation – Meeting Next Thursday, 6:00 at the North Clairemont Rec center. Bike Lanes and Pure Water project are on the agenda
- Miramar – No report.
- PRS – Discussed technical aspects of Protea Information Item in September meeting. Added Margie Schmidt as permanent member, Nicholas William Reed is alternate. Secretary position is open, reminder that all members need to hold a position on committees and do their part. PRS will not hold a December meeting as per customary and per subcommittee’s consensus.
- By-Laws – Billy refused Chair position. Nicholas will organize meeting in late October and a new Chair will be elected. Per Richard, two or more new members are needed, will meet monthly
- CPC – August meeting report: Public workshops for housing element of the General Plan will be held Oct 1, 6-8pm. Sidewalk vending issues discussed. Dockless mobility data sharing sought from vendors in order to help planning efforts
- Secretary – No report.

Adjournment

The next meeting will be held on September 15th, 6:00 pm at Alcott Elementary School.