

Clairemont Community Planning Group

Minutes of the Meeting of

March 18, 2025

Meeting Held at the Cathy Hopper Clairemont Friendship Center

4425 Bannock Ave, San Diego, CA 92117

A Matt Wang - Chair P Ian Grooms - Vice Chair P Marc Mytels - Secretary A Tarah Griep Bearbower - Secretary	P Glen Schmidt A Steven Palmer	P Suzanne Smith A Drew Lambert	P Paige Walker A Monte Carroll
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P - Present A - Absent L-Late

Item 1. Call to Order / Roll Call

Ian called the meeting to order at 6:06 p.m. Roll call was taken to determine if a quorum was present. Quorum was established with 5/10 members 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:

- The following members of the public voiced concern about the proposed 7-story housing project at 4220 Balboa Ave, which lies at the northeast corner of Balboa Ave and Clairemont Drive:
 - Mike Petersen: Concerned about parking, traffic and quality of life issues.
 - Laurette Sites: Concerned that area schools can not handle a potentially large number of new students living at the site, and danger posed to students walking to/from school along high traffic streets.
 - Mary Engles: Concerned about increased traffic, limited number of ingress points, pollution caused by traffic and fire safety.
 - Kelly, a Dalles Ave resident: Concerned a 7-story tower is out of sync with Clairemont where many multi family residence are 3-4 stories tall; landlords may charge market-rate rents in units deemed to be affordable
 - Jane Isakowski: Showed on a map how traffic might be affected by the project; urged that a traffic study be conducted
- Daryl Madison, chairperson of the Tecolote Canyon Advisory Committee: Announced his committee will meet the following evening and will discuss the sewer replacement project currently underway in the canyon. Fire safety will also be discussed.
- Michael Dwyer: Work on curb cuts on Clairemont Mesa Bl will be affecting traffic; Sidewalk and sewer repairs are underway on Chateau Drive; Northbound Genesee near the Sprouts market is down to one lane due to construction. PureWater construction will start on Clairemont Mesa Bl in the vicinity of Jack on the Box later in the month. Most work will take place at night. Further PureWater work is taking place in the Bay Park area.

Board Members:

- Glen: Publicly thanked Ian for his service and hard work as co-chair for the past year.
- Suzanne: Offered further praise to Ian's service to the CCPG; gave synopsis on Clairemont Town Council (CTC) meeting, where it was presented that Clairemont is the San Diego city neighborhood that has been getting the largest number of Bonus ADUs. Large ADU projects are planned on

Chicago St, Asher St and Cole Way. Cul-de-sac and canyon lots in Clairemont are being sought by developers of large ADU projects.

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

- None

Item 4. Reports to Committee

- **Chairperson: Matt**
 - Matt not present
- **Vice Chair: Ian**
 - No Report
- **Capital Improvement Projects (CIP): Ian**
 - Construction scheduled on Genesee ave
- **Airports: Paige**
 - No Report
- **Secretary: Marc**
 - Previous month's meeting minutes will be available at the next CCPG meeting
- **Project Review Subcommittee (PRS): Glen**
 - Summarized objectives of the PRS
 - PRS met the previous week to discuss the Vacation Easement at 4220 Balboa Ave
 - The PRS will meet again 6:00 PM on April 9th at the North Clairemont Rec Center; agenda TBD
 - Fewer projects have been forwarded to the PRS by the City of San Diego; more projects are being discussed directly by the City's Building Department, including the proposal at 4220 Balboa Ave.
 - There are vacancies on the PRS board.
- **Sgt. at Arms: Suzanne**
 - No report
- **Social Media: Marc**
 - Noticed increase in traffic on Facebook and Twitter (X) on CCPG's sites

Item 5. Consideration of Meeting Minutes from January 2025 CCPG meeting:

- Minutes not available

Item 6. Council Representative Reports

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

- Councilmember Campbell attended a ribbon cutting for a new local artist's mural on Morena Bl
- Banners celebrating Clairemont were provided by a grant to the Clairemont Town Council (CTC). included in the grant is the painting of utility boxes by local artists.
- Councilmember Campbell attended a Least Tern habitat restoration project at Mariner's point in conjunction with SDG&E and the SD Bird Alliance.
- Councilmember Campbell wrote a memo to the Planning Department recommending changes to the ADU recommending changes to the Bonus ADU rules which are more aggressive than the State of California requires.
- The CTC will start discussions on how to help address a \$230 million City budget shortfall
- The Clairemont Garden Tour is scheduled for May 3rd. Tickets are available for visiting 13 gardens, including one at Toler Elementary School.
- On March 27 a workshop will be held to discuss undergrounding of utilities in North Clairemont
- Questions and concerns included:
 - Clarification on Councilmember Campbell's disagreements with the City of San Diego's position on ADUs. Councilmember Campbell disagrees with zero parking, density bonus (particularly on large sloped canyon lots)

- How could Councilmember Campbell involve the CCPG on ADU decisions, particular on form & scale of properties (i.e. setback from streets and canyon preservation)
- Concern about destruction in Tecolote Canyon sewer project affecting the entire canyon
- Poor shape of Clairemont Drive after recent rains
- Carrie's efforts in keeping the community informed are greatly appreciated
- Status of Zephyr property at Clairemont Drive and Morena Bl is still unknown; property owners have not provided any comments; Carrie acknowledged the poor state of the property
- The owners of the 4220 Balboa property have not approached Councilmember Campbell's office.
- Lack of Councilmember Campbell and the public's ability to comment on the 4220 Balboa project
- Availability of Councilmember Campbell's presentations to the San Diego City Council, which are available on the City's website.
- Slow pace of utility undergrounding (20+ years)
- Hearings on Trash collections fees

City of San Diego Planning Department Update, Sean McGee, City of San Diego,
SMcGee@sanidiego.gov

- Sean not present

District City of San Diego Mayor's Office Neighborhood Representative Report, Randy Reyes,
Clairemont Community Liaison, RandyReyes@sanidiego.gov

- Measure B (Trash collection) information meeting for District 2 will be held 5:30 PM on April 7th at 3249 Fordham St.
- Senator Blakespear is introducing a bill in Sacramento that will address homeless encampments on Caltrans properties along freeways. Mayor Gloria supports this measure because City crews are not allowed to enter Caltrans properties.
- The City's budget is required by law to be balanced and there is a \$230 Million shortfall. Fee increases, city department reorganizations and personnel vacancies will go unfilled. Mayor Gloria will present further budget proposals to the City Council in April
- Questions and concerns included:
 - The number of homeless residents does not appear to be decreasing
 - Lack of transparency for how projects such as 4220 Balboa will get approved. The Development Services Department handles projects on private properties. Public comment is not taken into consideration for administrative projects such as 4220 Balboa. Discretionary projects are open to public comment
 - Request that Mayor Gloria advocate for the protection of Clairemont's canyons.
 - Trash collection fee clarifications

City of San Diego Planning Department Update, Megan Covarrubias, City of San Diego,
MECovarrubia@sanidiego.gov

- Megan not present

California Senate District 38 Report, Moana Alo, District Representative from Senator Akilah Weber Pierson's office, (619) 688-6700

- Senator Weber Pierson will be attending the Rolando Street Fair and available to meet the public
- Real ID will be required by May 7th. Going to the DMV at the last minute is not recommended. Use of DMV kiosks where possible is encouraged.
- Offices will be closed on Cesar Chavez day
- Nominations for Senior of the year and nonprofit of the year are being sought. Nominations may be submitted at the Community Recognitions link at Senator Weber Pierson's website.

- Questions and concerns included:
 - To prevent trash, could California require plastic bottle caps to be attached to the bottle? Several European countries have such a requirement.

San Diego County District 4 Report, Max Eldrin from Supervisor Monica Montgomery Steppe's office
(619) 531-5544

- District 1 currently is vacant pending an upcoming special election in April and a possible runoff election in June
- The County's budget is dependent on interest rates and has been affecting sales tax revenue.
- Cuts by the Federal Government to Health and Human Services will affect the County of San Diego through the county's administration of Medicaid funds. Medi-Cal services may be adversely affected. Cal-Fresh and Cal-Works may also be affected
- Grant deadline for community organizations is April 1st. Applications may be obtained from the County's website.
- The County is hosting a virtual information session for a behavioral health workforce on March 20th. Those interested in working in County funded behavior health related positions.

Item 7. Consent Agenda

- None

Item 8. Action Items

- **801: Easement Vacation at 4220 Balboa Ave (PRJ-1121839)**
 - Karen Ruggles karen@klrplanning.com from KLR Planning presented
 - Proposal is to vacate 3 public utilities service easements at 4220 Balboa. The City of San Diego currently has control of the 3 easements and would like to cede control of those easements
 - Detailed maps and photos were presented of the site.
 - Two of the easements do not have any public utilities
 - The 3rd easement has water and sewer which serves the retail development on the property. The City would like those utilities to be privatized.
 - The PRS approved the measure at its previous meeting
 - Questions and concerns included:
 - Access to water in a fire emergency. Water infrastructure for fighting fires at that location will not be affected. (i.e. firefighting water lies on a separate circuit)
 - The corner lot is not affected by the easement vacation
 - Motion to approve the 3 easement vacations which were presented, with the condition that necessary utilities, such as those for fire fighting, not be affected by any future construction phases.
 - Approved by all board members in attendance
- **803: North Clairemont Park Renaming**
 - Emily Piatanesi EPiatanesi@sandiego.gov and Randy Reyes RandyReyes@sandiego.gov from the Office of Mayor Gloria presented
 - Proposal to rename North Clairemont park after San Diego Police Officer Austin Machitar who lost his life in the line of duty while serving Clairemont in 2024. The new park name would be "Officer Austin Machitar Memorial Park".
 - Promulgated by Mayor Gloria; officer Machitar's family approves the proposal
 - New park sign would be similar to Officer Jeremy Henwood Memorial Park sign and would face Genessee Ave.

- The North Clairemont Community Center and the Kathy Hopper Friendship Center would retain their names
- Funding for the name change would be provided from private sources
- Support from multiple agencies is still forthcoming, including from the Parks and Rec department. Goal is to have the park renamed at the end of August, which is the anniversary of the loss of Officer Machitar.
- Questions and concerns included:
 - Possible confusion regarding the park's location which will no longer be tied to a geographic location
 - New sign's location may affect park landscape irrigation and might be used as a bench by people waiting for the bus.
 - Possibility of donating to the fund financing the name change
- Motion to approve renaming the North Clairemont Park to Officer Austin Machitar Memorial Park.
 - Approved by all board members in attendance
- **802: CCPG Bylaws Amendments**
 - The proposal included edits to the bylaws as proposed on March 10, 2025 by the Bylaws Subcommittee
 - Motion to approve the proposed bylaw amendments
 - Approved by all board members in attendance

Item 9. Information Items

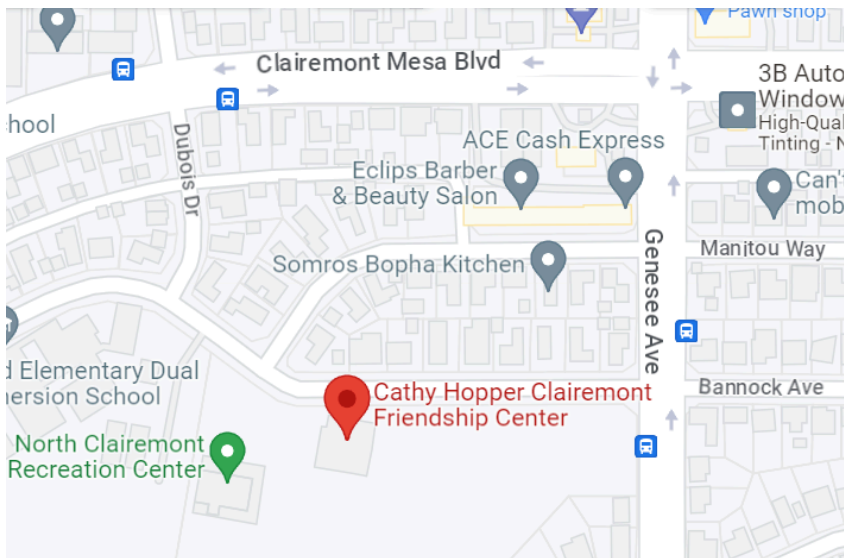
- **901: CCPG Election Results**
 - Margie Schmidt and Suzanne Smith helped considerably with the election process
 - Six members have been elected for the next two years to serve as CCPG board members:
 - Michael Hernandez
 - Eadie DeMarcus
 - Suzanne Smith
 - Marc Mytels
 - Eric Leftwach
 - Daniel Bussius
 - A 24 hour challenge window started. After the challenge window concludes final results will be sent to the City

Item 10. Workshop Items

- None

Adjournment at 7:50 PM

The next meeting will be held on Tuesday April 15, 2025 at 6:00 PM at the Cathy Hopper Clairemont Friendship Center, 4425 Bannock Ave, San Diego, CA 92117. (<https://goo.gl/maps/jkb4sftrQ1jm9oQj6>)



Note: Location subject to change, please see the meeting agenda for finalized location