

Clairemont Community Planning Group

Minutes of the Meeting of
May 20, 2025

Meeting Held at the Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave, San Diego, CA 92117

A Matt Wang - Chair A Glen Schmidt - Vice Chair P Marc Mytels - Secretary P Suzanne Smith - Secretary	P Michael Hernandez P Steven Palmer P Eadie DeMarcus	P Daniel Bussius P Eric Leftwich A Paige Walker
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P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Matt called the meeting to order at 6:01 p.m. Roll call was taken to determine if a quorum was present. Quorum was established with 8/10 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:

- Michael Dwyer: Water rate increase; Notices were sent to homeowners via USPS regarding trash collection fees which included protest ballots; Buffalo Wild Wings restaurant opened recently in Clairemont
- Mandy Havlik: Introduced herself as a candidate for City Council District 2 representative. She will be holding meet-and-greet events and would like to hear from constituents.

Board Members:

- None

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

- None

Item 4. Reports to Committee

- **Chairperson: Matt**
 - o Meeting of planning group representatives from across San Diego will be meeting the following week in the Cathy Hopper Center
- **Vice Chair: Glen**
 - o Not present
- **Airports: Paige**
 - o Not present
- **Secretary: Marc**
 - o No report
- **Project Review Subcommittee (PRS): Glen**
 - o Not present
- **Sgt. at Arms: Suzanne/Steven**
 - o Steven will take on the duties of Sergeant at arms
- **Social Media: Marc**
 - o No report

Item 5. Consideration of Meeting Minutes from February and March 2025 CCPG meetings:

- o February minutes approved by Daniel, Eadie, Eric, Marc, Matt, Michael and Suzanne; Abstained by Steven
- o March minutes approved by Daniel, Eadie, Eric, Marc, Matt, Michael and Suzanne; Abstained by Matt and Steven

Item 6. Council Representative Reports (6:40)

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

- Mayor recently gave a revised budget proposal. The City of San Diego is not allowed to go into debt so all spending must be matched with revenue. New sources of revenue include trash fees and parking fees. Expenditures to cut include library hours, rec center hours and humane society operations
- ADU Density Bonus has been receiving attention, where excessively large complexes have affected streets such as Jucarillo, Firestone and Chateau
- Land Use and Housing committee recommended a cap on the total number of units allowed on a single family parcel and units in backyards are limited to being two stories in height.
- Mayor and city council are now aware that the current arrangement for ADUs is no longer acceptable to voters
- ADU policies will be discussed at the next city council meeting. Those interested in ADU issues are encouraged to attend.
- A 5-year plan to address paving is being studied. For addressing potholes, San Diego received a PCI score of 62 where the nationwide acreage was 70. Clairemont's PCI score was 52
- Clairemont family day will not take place in July. A larger event is scheduled for summer 2025, which will include a classic car show.
- Items being discussed at city hall include trash rates for single family homes, and if trash fees are to be attached to property tax bills or billed separately
- Questions and concerns included:
 - o Condition of streets after major work has been completed
 - o Possible Balboa Park parking fee exemptions for residents
 - o Possibly increasing transient tax rates at a revenue source
 - o Plans for the former Reading Cinema. Proposals include an LA Fitness and a Trader Joe's
 - o Trash placed on streets that is not properly cleaned up by residents
 - o How many square feet of a property may be dedicated to ADUs, along with fire and sensitive habitat restrictions
 - o ADU developers have taken advantage of city policies to build excessive ADU projects.
 - o Status of Zephyr property at Clairemont drive and Morena Bl

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

- Sean not present

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

- Officer Machitar Park renaming was approved by the Clairemont Town Council and the Parks & Rec Board.
- Glass pieces found in mulch placed at several Clairemont parks are being cleaned up. SD Unified has been notified due to several campuses which share facilities with the affected parks.
- Police and fire departments are being reorganized in order to accommodate budget cuts.

- Questions and concerns included:
 - If funding for the PureWater project may be used for street repairs after construction is complete
 - Trash fees are currently being paid by condo and apartment residents; only single family home residents are exempt
 - Destination of trash fees

City of San Diego Planning Department Update, Megan Covarrubias, City of San Diego,

MECovarrubia@sandiego.gov

- Megan not present

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

- Moana not present

California Assembly District 78 Report, Teannae Owens, Field Representative for Assemblymember Chris Ward teannae.owens@asm.ca.gov

- State budget proposals include homeless services and education and related services
- Bill being discussed to prevent merchants from using personal data to affect prices for individual consumers.
- Start solar panel recycling in california; similar to the program currently in Arizona.
- Make solar easier to obtain for renters
- Questions and concerns included:
 - Status on Net Metering for solar after Governor Newsom have made comments about discontinuing it

Item 7. Consent Agenda

- None

Item 8. Action Items

- **801: Condo Conversion at 3112 Natchez Ave (PRJ 1111286)**
 - Joseph Scarlatti westone.ca@gmail.com from Condo Conversion Consultants presented
 - Only a minor physical change to the property is being considered, which is to move a storage shed at the rear of the property 3 feet.
 - Proposal is to allow two separate entities to own each of the two dwellings on the property; subdividing the property is not feasible, hence the condo conversion is being requested.
 - Two parking spaces are loaded on-site for each of the two dwellings.
 - Excellent state of the property was noted
 - Motion to approve the conversion of the property to condos
 - Approved by all board members in attendance

Item 9. Information Items

- **901: PureWater Update**
 - Natalie Rios and Alec Phillip presented
 - Repaving of streets affected by PureWater construction will begin the following week
 - Most paving work will take place mostly during the day
 - Work on the Balboa & Clairemont drive intersection will take place during nighttime in order to minimize traffic disruptions.
 - Some areas may temporarily be reduced to a single traffic lane.

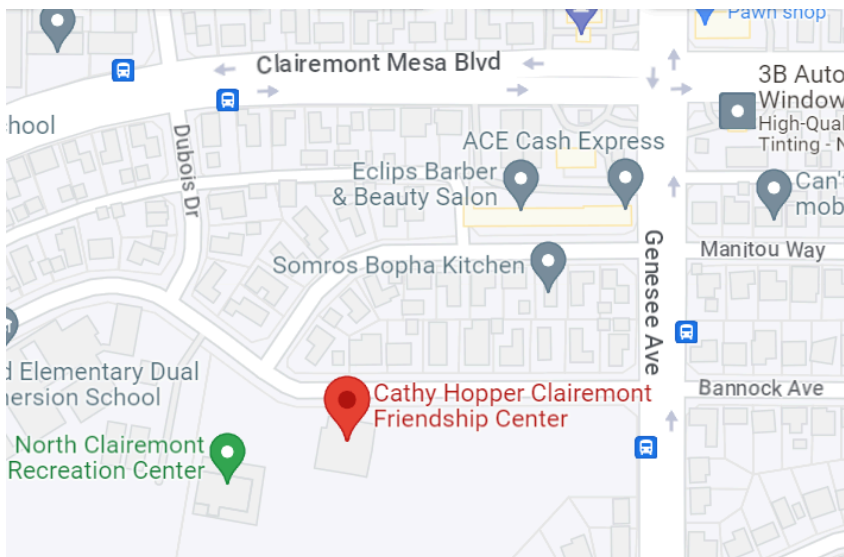
- Traffic lanes will need to be marked with temporary stick-ups for a minimum of 7 days until striping may begin; 7 days are needed for asphalt to cool and compact
- Several Bay Park streets will experience 24 hour closures
- Work on West Morena is being coordinated with other projects in the area.
- Anticipated completion for all pipeline work is October 2025. Pipes expected to be in operation in late 2026
- Other projects must be coordinated with PureWater in order for PureWater to perform the curb-to-curb repaving; all projects must be complete prior to the repaving.
- Rainy weather causes several days' delay due to muddy conditions.

Item 10. Workshop Items

- None

Adjournment at 7:10 PM

The next meeting will be held on June 17, 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