

Clairemont Community Planning Group

Minutes of the Meeting of
October 8, 2025

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

A Matt Wang - Chair	P Michael Hernandez	A Eric Leftwich
P Glen Schmidt - Vice Chair	P Steven Palmer	A Paige Walker
P Marc Mytels - Secretary	P Eadie DeMarcus	P Morgan Justice-black
P Suzanne Smith - Secretary		P Margie Schmidt

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Matt called the meeting to order at 6:04 p.m. Roll call was taken to determine if a quorum was present. Quorum was established with 6/9 members present. From the Project Review Subcommittee, Morgan Justice-Black and Margie Schmidt were in attendance.

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:

- Mandy Havlik: Announced she is running for San Diego City Council to represent District 2. She has overcome great personal adversity, has 2 teenage sons and serves on the Peninsula Planning Group. She shared her website and made herself available to meet with meeting goers after the CCPG meeting.
- An avid bicyclist stated that installing a 4-way stop sign at Dubois and Appleton Streets would improve bicycle safety. Other intersections in the general vicinity have 4-way stop signs.
- A community member was concerned that the City would completely ignore all of the Clairemont community's suggestions to the proposed Clairemont Community Plan. Several community advocacy groups were mentioned which could help promulgate the community's wishes.

Board Members:

- Steven: Noted that the CCPG's former vice chairman Ian Grooms has been interviewed on several occasions on KPBS radio and television.

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

- None

Item 4. Workshop/Action Item

401: **Official Recommendations/Comments to Second Draft of the Clairemont Community Plan Update ("CCPU")**

- Glen led the discussion and presented slides of maps and renderings.
- Glen gave a timeline for the formation of the Community Plan, which started in 2017 with a plan draft which got shelved during the COVID pandemic. The plan was revived on August 1st 2025 and has been closely scrutinized by the Project Review Subcommittee (PRS) during several public meetings. The PRS presented to the City Council recommendations to the Community Plan which included input from the Clairemont community during the public meetings.

- The goal of the current public meeting is to approve a letter to the City Planning Commission regarding the Community Plan with further recommendations from the Clairemont community. The intention is to get the letter to the City Planning Commission's next meeting so they can incorporate the recommendations into the Community Plan draft. The draft will be presented for approval at the regular CCPG meeting later in the month.
- Glen and Matt met with Councilmember Campbell earlier on Oct 8th and briefed her on the recommendations compiled from the Clairemont community.
- The intention of the letter to the City Planning Commission is to be collaborative with the proposals in the Clairemont Community Plan and to maintain credibility with the City Planning Commission. Other San Diego Planning Groups who have taken adversarial stands against the City Planning Commission have found their inputs to be ignored.
- Members of the Clairemont community are encouraged to attend and participate at City Planning Commission meetings, which are open to the public.
- Glen presented the draft of the letter, which was over 20 pages long. The letter included a summary of 10 key requests compiled from the Clairemont community and a detailed discussion of each of those key points. The letter also included maps and renderings corresponding to the key requests.
- A discussion ensued regarding the structure of the letter to maximize its impact to Planning Commission members, who might not have time to fully read all the letter's details. Suggestions for the improvements to the maps were given.
- Glen gave a presentation of the 10 key points of the letter:

1. Add comprehensive protection to the private canyonlands in Clairemont. Clairemont includes hundreds of acres of private canyons that provide significant quality of life and environmental benefits. Most of these private canyons are not recognized as open space and are mostly unprotected from development. We ask for additional protection.

2. Include a more robust and detailed recommendation to add bus service and a 4th Trolley Station at the foot of Jutland Drive where it intersects with Morena Boulevard. As noted in the CCPU, we recommend adding more detail regarding this bus and transit station as a prime location for an additional housing and commercial "Village" that we might call Rose Creek North.

3. Include a concept we call "Villages within the Village" to provide significant housing to serve the Blue Line Trolley along Morena Boulevard. Recognizing the goal to take advantage of the significant investment in the Blue Line Trolley, we suggest some modifications to height limits along the Western Edge of Clairemont, Bay Ho, and Bay Park which will add additional housing in a more thoughtful and purposeful way.

4. Increase housing and mobility opportunities at the Community Core Village. The Community Core Village (Located at Balboa Ave. and Genesee Ave.) is the largest village in the plan and includes more than 33-acres of parking lots alone; this village could provide more significant opportunities for housing and mixed use with strong connections to transit.

5. Add more robust and visionary community connections for pedestrians and bicyclists. We wish for the CCPU to be visionary and bold. Additions to the plan such as an Aerial Tram from the Community Core,

access to Mission Bay, Green Spine open space, Trail connections, undercrossings, etc. are all important bold visions for Clairemont that should be expanded upon.

6. Refine and add more Park and Recreation facilities recommendations. The goals for population-based Recreation Value Points within new village development are unrealistic. This section includes suggestions for additional specific recreation facility locations, and requests more research to add recreation opportunities to properly serve the anticipated population increase.

7. Refine and complete more comprehensive design standards for ALL of the community villages as part of the Implementation Overlay Zones. We believe it is very important for objective design standard elements under the Community Enhancement Overlay Zone implementation to be more comprehensive. The objective design standards must include recommendations for ALL of the proposed villages.

8. Add opportunities and more emphasis on public art. The City of San Diego Civic Art Collection includes over 800 works throughout the city. Clairemont, the largest community in San Diego, does not host a single Civic Art Collection piece. We ask for a detailed section focusing on public art opportunities in the community.

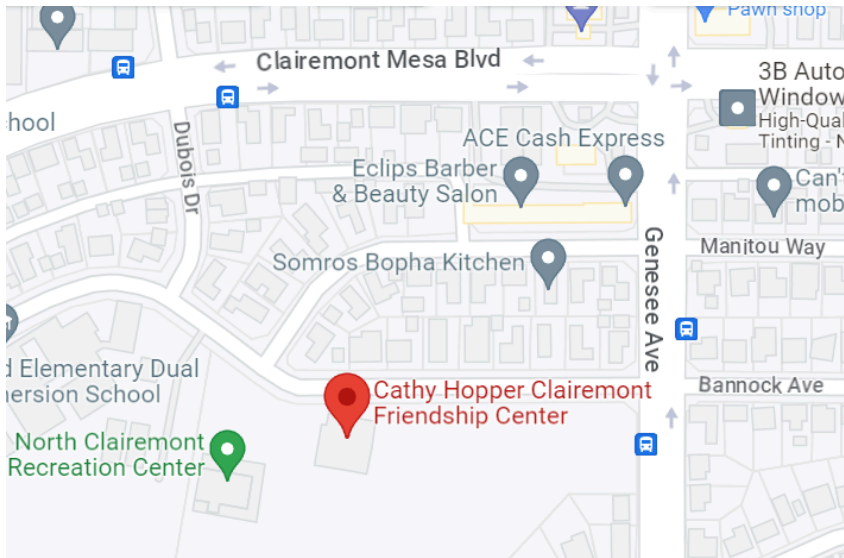
9. Request a more comprehensive study of how fire safety will be maintained as the proposed additional housing is constructed. The CCPU is missing a detailed implementation plan for fire safety for the community. This includes specific station upgrades, evacuation planning, equipment upgrades such as a brush rig, etc. This plan should be updated regularly as future growth influencing housing types, densities, building scales, and traffic impacts are realized.

10. Include unit counts and population impact of Accessory Dwelling Units (ADU), Complete Communities, and State Senate Bills factored into the unit and population projections. With research in communities with upgraded Community Plans, we believe the impacts on base zones of local and state bonus waivers can be estimated; and constructed and permitting ADU's can be documented. We ask that you include these statistics in the current and future population and unit counts that guide the recommendations in the CCPU.

- A suggestion was offered for types of trees to use for landscaping city properties, particularly using trees not known to be flammable.
- Request to add a request for class-4 bike lanes along Genesee and to mention the proposed Purple-Line trolley which would travel through the eastern parts of Clairemont..
- Motion was made to approve the letter and to include requests for non-flammable trees, preserving legacy trees, class-4 bike lanes on Genesee, and to mention the benefits of the proposed Purple Trolley line
 - Approved by all in attendance

Adjournment at 7:40 PM

The next meeting will be held on Tuesday October 21, 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