

Clairemont Community Planning Group

Minutes of the Meeting of
January 20, 2026

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

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

Item 1. Call to Order / Roll Call

Glen 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 8 of 9 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.

- Michael Dwyer reported the following:
 - Tomorrow is a regular trash day. Trash is not delayed a day.
 - There are proposed Rose Creek Bike Path improvements. Comments can be submitted on the www.sandiego.gov website until February 4, 2026.
 - If you are on San Diego Community Power, you can apply for a lower rate at www.sdcommunitypower.org.
- Christine Billings, a resident of Acuna Street and a proponent of affordable housing, spoke against the bonus ADU program. She bought her home because it was on a quiet street zoned as single-family. Now, the house next door will have 6 units, no parking, and no garages. Noise, quality of life, safety and security are at stake. She spoke with Chris Ward. He said that neighborhoods can make their own rules.
- Blaine Stubeck, another neighbor on Acuna, wants our help. For example, in Hillcrest, they are issuing neighborhood parking permits and only two per lot.
- Darryl Madison from the Friends of Tecolote Canyon said they meet the 3rd Wednesday of every month. All are welcome. If there are general questions or questions about sewer work in the canyon, Darryl can answer.
- A community member announced that the Being Fit Gym in the Clairemont Square had renewed their lease for several more years.

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

Glen made a motion to move Supervisor Montgomery Steppe up in the agenda and have her speak now. Paige seconded the motion. All board members approved.

Information Item 802: Q&A with Supervisor Monica Montgomery Steppe

- Federal HR1 bill reduces MediCal for 900,000 people mostly elderly and children. Major impacts will occur at the end of this year. Supervisor Montgomery Steppe is working on a program that catches people when they are about to lose insurance and helps them with programs to keep seeing a doctor. This is an effort to provide a health insurance safety net for citizens..
- Supervisor Montgomery Steppe is pushing the county to change procurement processes to support local, small businesses. The goal is 25% of procurement should be local and small.
- There is a high mortality rate in our jails. The County has lost negligence lawsuits for deaths in jail and had to pay high settlements. The Board of Supervisors is working with the Sheriff's department. Supervisor Montgomery Steppe would like the program to be better.
- Suzanne asked about homelessness and what are the responsibilities of the Board vs. City. The County is the only government agency that has a behavioral health clinic. The problem is that MediCal will not pay for it. Tackling the homeless issue requires a lot of coordination between the county, cities, state, and federal. Supervisor Montgomery Steppe said the County has, for the last 7 years, taken a very hands off approach. They can't find providers to provide the services. The Board is bi-partison and they agree on more support for the homeless. She is spearheading sleeping cabins in Lemon Grove and that has been controversial.
- Glen asked if Supervisor Montgomery Steppe has discretionary funds for grants to communities. She does have grant money to distribute. 5013c organizations can apply by March 31st. There is a virtual session for those that want to apply. In the last cycle they had over 300 applications.
- A community member asked about the virtual grants meeting and how to get help setting up a non-profit. Supervisor Montgomery Steppe said Max Ellorin from her office would contact her. Max said the virtual meeting is a Zoom session and there is information on Monica's website for how to join the meeting.

Item 4. Reports to Committee

- Matt Wang said the Community Planners group is focused on the Land Use update.
- Glen said the PRS did not meet this month, but we will meet on February 11th. At this point, there is one agenda item.

Item 5. Consideration of Meeting Minutes

- Steven made a motion to approve the November 2025 minutes and Paige seconded. All present approved, except Glen and Michael who abstained.

Item 6. Council Representative Reports

District 2 Council (Dr. Jennifer Campbell) Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov

- Carrie and Dr. Campbell worked hard to pass the amendments to the Bonus ADU program. Paige asked if there is a document that compares the Bonus ADU program before and after the amendments. A community member asked if CCRs can prevent Bonus ADUs. Carrie and Matt said CCRs can be overridden. No public entity can enforce CCRs. Neighbors can sue the developer in civil court. If you believe a developer is working without permits, report it using the Get it Done app.
- Successes in 2025 included the Bonus ADU program amendments, the negotiations on the Clairemont Community Plan update, the Clairemont 75th birthday, the completion of the affordable housing complex at Mt Etna, honoring Eloise Battle, renamed the North Clairemont park to honor Austin Machitar, and a new mural in Bay Park.
- A community member asked if the CCPU can be used to fight ADUs. Carrie said that the plan is visionary and long-term.
- A community member wants to know how to interpret the CCPU. Matt said he would talk with her.

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

- Randy not present

California Senate District 39 (Dr. Akilah Weber Pierson) Report, Moana Alo, (619) 688-6700

- At Thanksgiving, Dr. Akilah Weber Pierson's office gave away 800 turkeys, pantry items, and boxes of produce.
- In 2025, seven bills passed through Dr. Webber Pierson's office.
- SB869 was just submitted to ask that menus contain the sugar content of items.
- There is a community recognition program for community leaders. One individual and one business is recognized each month. Submit nominations online.
- Other 2025 wins included events at Sea World, Linda Vista Elementary, backpack giveaway, Senior Scams sessions, and the young legislator program.
- Glen thanked Moana for always attending our meetings.
- Moana pointed out that our agenda and notes say Dr. Weber Pierson represents the 38th district, it is actually the 39th.

City of San Diego Planning Department Update, Sean McGhee, City of San Diego, SMcGee@saandiego.gov

- Sean not present

California Assembly District 78 (Chris Ward) Report, Field Rep Teannae Owens, teannae.owens@asm.ca.gov

- Teannae not present

Item 7. Consent Agenda

- None

Item 8. Information Items

801: PureWater Update

Natalie Rios MNRios@sandiego.gov and her team will present the latest status of the Pure Water project.

- The intersection of Milton and Morena will be under construction for the first three weeks in February for major work.
- There were some complaints about workers starting too early. They have been told to start no earlier than 7:00am.
- Michael Dwyer asked about Genesee and Clairemont Mesa Blvd. The pipe is getting pressure tested on Clairemont Mesa Blvd between Post Office and Genesee.
- Steven said he contacted Natalie shortly before our meeting to let her know that some of the crosswalk buttons are not working and/or not making noise.
- Natalie said the sinkhole on Morena is not related to the Pure Water project.
- Morena will be under construction for a few more years. Carrie said that is why bike lanes and sidewalks are not being added, especially near the 3 trolley stations.
- Michael Dwyer said the pump station will be done in September. He also said that Pure Water flow could start as early as this Summer. Full flow will ramp up from Summer 2026 to full in December 2027.
- Glen asked for clarification about whether the pipes under Clairemont Drive are sewage or clean water. The 48-inch pipe contains raw sewage going North to the North City facilities for purification. The 30 inch pipe is a brine line that carries the byproduct from water purification South to the Point Loma Wastewater Treatment Plant.
- Next update in two months, Natalie and Michael will talk about the 5 ways the water will be purified.

Item 9. Actions Items

901: Renewal of Neighborhood Use Permit (PRJ 1125162)

Request to renew a neighborhood use permit at the church at 4330 Moraga Ave.

- Request for a neighborhood use permit at the church located at 4330 Moraga Ave for T-Mobile.
- There is no additional equipment. There are no emissions from the cell equipment.
- Matt asked if other cell providers have asked to co-locate and add equipment. The presenter said he has not had any requests.
- A community member asked about radiation. The presenter did not have the report, but a report has to be given to DSD.
- Matt asked who owns the property. The church owns the property and they have provided permission.
- Glen made a motion to approve and Eric seconded. All board members approved.

Item 10. Workshop Items

1001: Community Plan Update

Glen will lead a discussion on the CCPG's process and final approval of the Clairemont Community Plan Update, which took place in 2025.

- The CCPU is a high-level visionary plan for Clairemont.
- The process started in 2016 and was delayed several times between 2016-2021.
- The plan came back in August 2025. Our strategy was to be collaborative with the city.
- Glen shared things that were wins for us.
 - Maintained height limit of 30 feet for most of Clairemont and 65 feet in villages.
 - Added 231 acres of private canyons as open space.
 - More trail connections in Marian Bear Park, Tecolote Park, and plans to use the SDGE easement corridor (the "Green Spine" park).
 - Identified two additional park sites and a new recreation center.
 - Strengthened the language for a 4th trolley station and planned refinements at the north end of Morena.
 - Added density at the Tecolote Station and Community Core.
 - Added building height articulation and refinements to densities along the Morena corridor.
 - Added a section on including public art in the community (we are the only community in San Diego with no public art in the city's public art collection).
 - Added an additional future fire station.
 - Added more robust pedestrian and bicycle connections to Mission Bay and aerial tram from the Community Core to the Balboa Station and hopefully beyond (bay and beach).
 - More improvements to existing Clairemont parks.
 - Added more map clarity and street call out.
- Glen thanked everyone.
- Suzanne thanked Glen.
- Darryl asked about parks and recreation. Matt said they talked about it, but didn't commit to anything. Will the formula change for "points." Matt said likely no. Glen said that we stressed upgrading our existing parks. We probably have a better chance at getting upgrades than getting something new.
- A community member asked if we now try to get building codes updated to match the community plans. Matt said the community plan is both too general and too specific.
- Suzanne asked about how we use the CCPU to ensure that proposed projects are in compliance. Matt said it will be hard to stay up on things.
- Deanna asked if the Idylwild project was going forward. Glen and Matt had not heard.

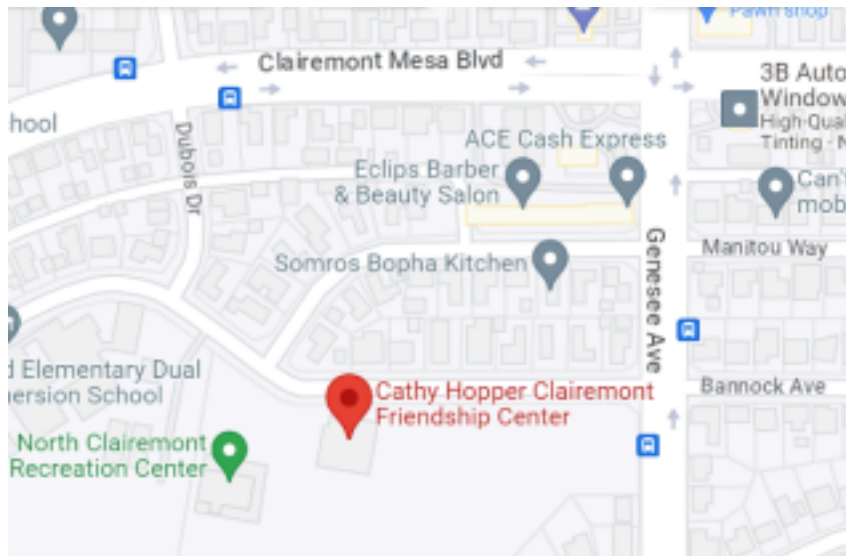
1002: Preparation for the CCPG 2026 Elections

Matt will lead a discussion to prepare for the 2026 CCPG elections, scheduled to be held in March 2026.

- Matt said that Glen, Matt, Paige, and Steven are up for re-election.
- We have 9 members now, but our bylaws allow for 12.
- There is one seat available (Dan Buselis) that has one year left. We could appoint someone possibly.
- We will have the election the day of the March meeting and close the ballot box just before the meeting.

Adjournment at 8:03 PM

The next meeting will be held on Tuesday February 17, 2026 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