

# Clairemont Community Planning Group

## Minutes of the Meeting of October 20, 2020 Meeting Held via Zoom Meeting Platform

P Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> A Gary Christensen - <b>Secretary</b> P Cecelia Frank- <b>Treasurer</b>	A Harry Backer P Kevin Carpenter A Marc Gould P Chad Gardner	A Briar Belair P Glen Schmidt A Lisa Johnson P Carol Schleisman	P Susan Mournian A Billy Paul A Erin Cullen - Seat Vacant
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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 6:03 p.m.. Roll call was taken and a quorum 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:**

Kathleen Lippitt – signature gatherers are deceitfully putting up signs that mislead potential signers and are instead handing signers a referendum

Becky Wrap – There are Municipal code updates being made to change the CEQA appeal period from 10 days to 5 days

Joseph Valentino – Requesting an update to the slow street program. Offered help if needed. Glen Schmidt will reach out for an update about if we can have one in Bay Park since there is already one in our district (PB)

**Committee Members:**

Susan Mournian – concerned about conditions on Balboa Ave cycle track since the city cannot seem to maintain the delineators at the bike path. Harvest National Market has closed permanently

Naveen Waney – assigning the vacant seat next month. November meetings count for attendance.

Nicholas Reed – also concerned about the bike path on Balboa. It is a sign of negligence from the City.

Reminder to use the Get it Done app to request pot hole repairs and other requests of the City.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval. None.

Correction: Item 303 is in regards to a re-zoning. Not a proposed redevelopment of the Racquet Club  
 Susan moves to approve modification to the agenda, Carol seconds the motion.

8-0

**Item 4. Approval of Minutes-**

**VOTE: 14-0-0** (.) 5-0-10

**Item 5. Council Representative Reports**

**District 2 Council Report, Carrie Munson, Community Liaison, [cmunson@san Diego.gov](mailto:cmunson@san Diego.gov)**

Slow streets program update: Planning Department has had to reverse some slow streets through the neighborhood so they are reconsidering some areas and there have been several requests. This will not be a quick process.

Short Term Vacation Rentals: MOU has been provided to the City attorney. There are several questions regarding the permitting process.

Measure E: Raising 30 foot Height limit at Midway District. Webinar at 6pm on the proposition

Complete Communities: Went to planning Group. City Council will hear it on November 9<sup>th</sup>. Planning Department has been tasked with addressing issues brought up by Planning Groups and Commission.

Beach Crime continues to worsen. Bike Bate program in place. Police are continuing an increased presence.

**District 6 Council Report, Jon Shiner, Community Liaison, [jshiner@sandiego.gov](mailto:jshiner@sandiego.gov)**

Free Pumpkin Composting: Monday 11/2 at the Mira Mesa senior center & North Clairemont Rec 7-5

Virtual Office Hours – Councilmember Cate: If you are interested, reach out.

Mount Etna Demolition: Expected completion in November. Chelsea is planning to submit for Grants in December or January. Development is not contingent on Grants.

Recycling: There are at times, a day delay in pick up.

Mount Albertine Sink Hole: City staff expects to send crews in 5-7 days. Get it Done app is effective for pot holes, etc.

Projects on Clairemont & Genessee: Requesting an update to these abandoned buildings.

Reach out to Jon about abandoned vehicles if you see them.

**SANDAG Mid-Coast Trolley Monthly Update (John Dorow, SANDAG)**

Plan to open to the public in late 2021. Bus routes have not yet been finalized.

Visual presentation on station progress.

**City of San Diego Planning Department Update (Marlon Pangilinan, City of San Diego,**

Staff is still working on the draft of the revised community plan. Should be ready in December.

Still working on EIR studies, GHG, Noise, Air Quality. As new studies are completed, they will be posted on the website.

Complete Communities: final docs will be posted on the website next weeks.

Traffic Study Update for Community Plan Update: Land Use Inputs have been completed. Simulating traffic that will be generated as a result of the changes. Kearny Mesa's CPU needs to complete before work can resume on the Clairemont update.

**Item 6. Consent Agenda** (see agenda)

None

**Item 7. Action Items**

**201. 6935 Balboa Ave. SDP – PTS: 634180 – Applicant: Darren Machulsky**

Not present.

**202. Crown-Castle Monongahela Cellular Antenna Site – PTS: 655705 – Applicant: Mark Linman**

Property overlooks state route 52 & interstate 5. Existing use. This is a request to renew the CUP currently on the property for another 10 years. Change the existing palm tree with Broad Leaf tree. This is the same size. Same equipment. No operations changes.

Board Question: Only stripping leaves? Not changing the foundation or structure, etc.? Do birds nest in these trees?

Answer: Correct. Use of existing pole. Unsure of if birds are nesting in the faux trees. Hasn't heard of any instances.

**Project sub-committee moved to approve as submitted.**

**Nicholas moves to approve the project as presented. Kevin Carpenter seconds**

**VOTE: 8-0**

**Item 7. Informational Items**

**301. Public Power San Diego Presentation (Craig Rose)**

“Public Power” presentation – include in the minutes

Kevin Carpenter: Agreed electricity is going to go up. This is a good point.

Naveen: What is the mayor’s plan for infrastructure upgrades? A: No answer

**Bids are due this Friday. Auction will be opened and revealed to the public. Council will need to determine when to docket it.**

**302. Clairemont Mesa East Water/Sewer Main Improvement Project 1**

Include presentation in minutes

Questions/Comments:

Kevin Carpenter: Letter that was sent out, there was nothing that mentions clean outs and how they are being terminated. Requests that clean outs be put in the sidewalk, no as not to impact property. Resident Engineer should supervise the work

**303. San Diego Tennis & Racquet Club Proposal (Doug Jensen)**

Doug Jensen on behalf of the owners. Requesting guidance and support from CCPG to amend the land use designation for the property to allow for future higher density multi-family transit oriented housing on the property. This would be a change from Single Family. Since this property is in the Transit overlay zone, 16-29 DU per acre is what they have in mind. No mixed use. Only residential. This would be a future plan. There are no current changes being made to the club but they want to take advantage of the opportunity to adjust their property designation while the Community Plan Update is in process.

Comments:

Glen Schmidt – appreciates the transparency but requests honesty for future plans. What is the plan? Have you looked at what properties you can build on the property? Can we see what has been explored?

A: there are currently no plans. It would be a multifamily for rent property.

Carol – Does this include the trailer park area? How many acres?

A: No, this is only the SD Tennis & Racquet club. Approx. 10.5 Acres

Q: what is the purpose of rezoning?

A: unknown

Q: Is this property taxed at modern rates or subsidized by Prop 13?

Answer – Under Prop 13

Q: Do you plan to close the club?

A: unknown

Q: Will you also be presenting to the Linda Vista PG since they will also be impacted?

A: Yes

Q: Who is the owner of the property?

A:

Q: Does this contemplate the walk & bike path?

A: Unsure of proximity – other side of the

**Item 8. Workshop Items None**

**Item 9. Potential Action Items None**

**Item 10. Reports to Group**

**Chair Report – Naveen Waney – no report**

**Vice-Chair/Parking & Transportation Report – Nicholas Reed – Airports – redoing hangars, etc.** Montgomery airport is 4<sup>th</sup> busiest in the nation currently. Please reach out for comments about parking & transportation.

**Secretary Report, Gary Christensen – absent**

**MCAS Miramar – Cecelia Frank – none to report**

**Treasurer – Cecelia Frank – \$139.23 balance**

**Community Plan Update – Susan Mournian –** The City may be coming back to our group in November. CCPG should have until March to review the changes. Recommends the Tennis Club come to the committee meeting ASAP.

**Clairemont Town Council – Lisa Johnson – absent**

**Project Review Subcommittee – Kevin Carpenter –** 5 projects not yet ready to present. TM, 2 Tecolote projects (planning & sewer), TM waiver for 711 from last month. Ilion Street Map (lot split).

**By-Laws –** will need new chair.

**Adjournment at 7:38 PM**

**The next meeting will be held on November, 17, 2020, 6:00 pm at via Zoom Meeting Platform.**