

CLAIREMONT COMMUNITY PLANNING GROUP (CCPG)

January 19th, 2021

6:00 pm

Meeting Held via Zoom Application

Zoom Meeting Information & Login: See Page 3

PUBLIC NOTICE AND AGENDA

*NOTE: Times assigned for each item are approximate for allocating agenda time. Order of agenda items may be modified at the beginning of the meeting at the discretion of the chair.

Item 1 - 6:00 REGULAR CCPG MEETING: CALL TO ORDER/ ROLL CALL BY VICE CHAIR

Present: Billy Paul, Brett Montgomery, Briar Belair, Carol Schleisman, Cecelia Frank, Chad Gardner, Erin Cullen, Gary Christensen, Glen Schmidt, Harry Backer, Kevin Carpenter, Lisa Johnson, Nicholas Reid, Susan Mournian

Absent: Naveen Waney, Marc Gould

Item 2 - NON-AGENDA PUBLIC COMMENT - Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. We kindly ask that you send your Non-Agenda comments in advance to clairemontplanninggroup@gmail.com to help with meeting time management. NOTE: 2-minute time limit per speaker (time limit is subject to change due to number of persons requesting to speak).

- Kent Lee – Mira Mesa CPG member. Visiting and saying hi.

Member Comments

- Harry Backer – Frustrated at the City. Feels CCPG work not validated by City. Frustrated at Trolley stops, homeless, graffiti, and street paving.
- Nick Reed – Welcoming Brett Montgomery.

Item 3 - MODIFICATIONS TO THE AGENDA - Requires 2/3 approval.

- Nick Reed – Error in mileage on Tecolote Trunk Sewer project. Correction to 4.7 miles.
 - Motion made to make change by Nick Reed, Seconded by Chad Gardner.
 - Passes unanimously.
- Carolyn Chase – Make Park an action item to give input to CPC.
 - We'll keep it informational.

Item 4 - APPROVAL OF November 17th, 2020 Meeting Minutes.

- Lisa Johnson - Motion to approve the Minutes. Seconded by Erin Cullen.
- Passes unanimously with 2 abstentions. 12-0-2

Item 5 - 6:05 District 2 - Council Representative Report (Carrie Munson, Community Liaison, CMunson@sandiego.gov)

- Kohta Zaiser - District 2 community rep from Mayor's office.
 - Mayor Gloria gave State of City address.
 - Dec. 31st - Mayor signed to allow more strict enforcement of Covid measures.
 - Franchise Agreement - SDG&E 6-month extension to allow more info.
- Carrie Munson -
 - Complaints about trash services due to COVID.

- Complaints about Mission Bay and people not social distancing and not wearing masks.
- Board Member Items to Bring Up:
 - Billy Paul – Wants people ticketed if not wearing mask or wearing it appropriately.
 - Glen Schmidt – What is the City’s policy on restaurants complying with COVID restrictions. It is supposed to be only take out.
 - Nick Reed – Any change on planning group reform?
 - Harry Backer – Restaurants; some are open and some are not. Not happy that City is pushing hard on them. They are struggling and need the business.

District 6 – Council Representative Report Jon Shiner, Community Liaison, JShiner@sandiego.gov)

- D6 Budget Survey – Thank you to those who filled out.
- Bike delineators on Clairemont and Balboa have been fixed.
- Working on open permit with open metal on roof of pawn shop. COVID delayed construction.
- Budget for Park. Mira Mesa Community Park is \$13M funding gap and will be developed through DIFs. Clairemont Community Plan Update will help bring in funding for parks in Clairemont.
- Member Comments:
 - Susan Mournian – Not all DIF funds go into the community.

City of San Diego Planning Department Update (Marlon Pangilinan, City of San Diego, MPangilinan@sandiego.gov)

- Staff and Consultants working on Draft Community Plan for review.
- Planning Department has given interim guidance for CPGs.
- Board Member Comments:
 - Chad Gardner – Is complete communities still a program Mayor Gloria is working on.

Item 6 – 6:20 CONSENT AGENDA:

(Any Member of the public may comment on a consent agenda item or ask that it be removed from the consent agenda)

None

Item 7 – 6:20 ACTION ITEMS:

6:20 201. Tecolote Trunk Sewer SDP – PTS:650020 – Applicant: Jamal Sherzai

Jamal will present a City project to replace 6 miles of Sewer Main running through Tecolote Canyon.

- Gabriela Dow & Team – Subcontractor working on the project.
- Public Works Department also on presentation.
- Change will be to 4.7 miles of the system. Need to be upgraded so there are not sewer spills. Many are located in canyons which are considered sensitive lands.

- Start Winter 2021 and complete Winter 2024.
- Kevin Carpenter – Project Review Subcommittee Report
 - Summary – Subcommittee recommended approval. There were comments.
 - Concerns – More bridges over riparian areas. Vegetation is minimal. Above ground piping should be taken below ground. Paint color concerns.
- Member Comments:
 - Billy Paul – Concerned about widening roadways and retaining wall.
 - Response – Existing path is 10 feet; it’s not widening but repairing.
 - Harry Backer – Bridge South of Balboa, why need to be replaced. The Sewer leaks “all the time”.
 - Response – Bridge will be lengthened due to some erosion.
 - Lisa Johnson – The Bridge is really new. Shame that it will be replaced. Effort to replace trees. Canyon hasn’t burned in a long time, and it is very dry.
 - Glen Schmidt – Agree with lot of comments about missed opportunity. Revegetation is limited in scope.
 - Response – Scope of project is to revegetate the affected area from project and maintain it for 5 years.
 - Billy Paul – Concern there was no mention of man holes and bad sewer spills can occur during raining and man holes not being properly sealed.
 - Response – Man holes will be rehabilitated.
- Public Comments:
 - Daylene – Can trench be multi use so that community can connect to bay.
 - Response – Access path does currently extend to the parking lot. Unfortunately, not allowed to go beyond the budget of the project.
 - Sherry Boulger – What is trenchless?
 - Response – pipeline liner.
- Motion on this project:
 - Kevin Carpenter – Motion to carry PRS recommendation and include 5-year monitoring area to include boring area. Gary seconded.
- Motion Passes unanimously with 1 abstention. 13-0-1

6:40 202. San Diego Tennis & Racquet Club Zoning Change (Doug Jensen)

Doug is representing the owners of the club who are requesting a zoning change to their property be added to the upcoming Clairemont Community Plan Update. It is located at 4848 Tecolote Rd.

- Doug Jensen – Zoning change request to higher density than current use but softer transition than the 54 and 44 du/ac to the West.
- Requesting 16-29 du/ac. Property currently on land lease until 2047.
- Member Comments:
- Kevin Carpenter – Applicant open to separate densities across site.
 - Response – No project is currently in mind. But would be envisioned project would be multifamily 2-3 story.
- Harry Backer – Not going for higher density. Concerned also about traffic.
 - Response – It would be higher than current density. Higher than current but not the maximum.
- Chad Gardner - Echo Kevin’s comments. Also project in 100 year flood plain, and please respect SFR surrounding.
- Brett Montgomery - Your property falls within the TPA?

- Response - yes.
- Erin - A lot of building going on in the area and more units being allowed. Lots of traffic coming.
- Lisa Johnson - Echo Kevin's comments. Concerned about density and traffic. Bridge over the 5 is small.
- Susan Mournian - Subcommittee ended in March of 2020. You should've participated earlier. Only portion of property should get benefit of TPA.
 - Response - We're sorry we came late. Did not mean to ruffle any feathers, just trying to get involved since we are taking a long-term view.
- Glen Schmidt - Would you come to project review subcommittee and provide more information.
 - Response - Happy to come present.
- Billy Paul - Current density, how much proposing, how many units, any park? Billy has dogs. Park would be great addition.
 - Response - There is no current plan. Current is 5-9 du/ac. Proposed is 16-29 du/ac. Thank you for suggestions about park, no exact project defined yet.
- Daylene - Not happy with how far the project would be encroaching on SFR.
- Harry Backer - Family interested in doing this sooner than later if tenant moves out.
 - Response - There is no plan at this time. There is a lease in place with a viable business. Hypothetical there is not timeline.
- Chad Gardner - This seems to be an action item and I don't think we have enough info. I don't think this should be included in the community plan.
- Barbara - Like the project. Like that it is being proposed near a transit stop. However, you did come late and should give more info to PRS.
- MOTION: Glen Schmidt - Not vote on this tonight and have the project come to present to the PRS. Chad Gardner second.
 - Susan Mournian - Is this a stand alone project or part of the Plan Update Process?
 - Marlon - Not uncommon for property owners to come later to the table. Could be part of the plan or an alternative.
- Motion Passes with 3 no votes. 11-3-0

7:10 203. Support of Clairemont Libraries Action Plan (Eden Yaege, Clairemont TC President)

Eden is requesting CCPG support to add language to the upcoming Clairemont Community Plan Update to ensure the 3 Clairemont Libraries are modernized and refurbished.

- Eden - Have the CCPG support libraries in the Plan Update
- Broad Comments:
 - Erin - Would like to see we support and it should be in the Plan Update.
 - Chad - We should take a motion on that.
- Motion: Susan support in total. Lisa seconded.
 - Barbara - Calls in support.
- Motion Passes unanimously. 14-0-0

Item 7 - 7:25 INFORMATION ITEMS:

7:25 301. 2021 CCPG Elections (Nicholas Reed, Vice-Chair)

Nicholas will be going over the tentative process for our March 2021 Elections and will be seeking volunteers from the CCPG Board to form an Elections Subcommittee.

7:30 302. Changes to City's Parks Master Plan (Carolyn Chase, PB Planning Group)

Carolyn has been collaborating with other Planning Groups on what changes they would like to see to the City's upcoming Parks Master Plan. She will be making a brief presentation prior to informational discussion.

- Carolyn Chase - Represented PARC. Working to better the Parks Master Plan. More housing without more park land is not good. DIFs not sufficient.

Item 8 - WORKSHOP ITEMS: None

Item 9 - POTENTIAL ACTION ITEMS: None

Item 10 - 7:50 REPORTS TO COMMITTEE:

Community Organizations Reports	
Clairemont Town Council - Lisa Johnson	

Officer and Committee Reports	
Chair - Naveen Waney	Secretary - Gary Christensen
Vice Chair - Nicholas Reed	Treasurer - Cecelia Frank
Community Planners - Naveen Waney	Parking & Transportation - Nicholas Reed
By-Laws - Briar Belair	Airports - Nicholas Reed
Project Review - Kevin Carpenter. Chad Gardener - Project on Clairemont Drive, taking Church out and putting in 44 units. PRS asked to come back after cycle comments. Mt. Albertine project with no update.	Clairemont Community Plan Update - Susan Mournian
MCAS Miramar - Cecelia Frank	

8:30 ADJOURNMENT (Approximate Time)

NEXT SCHEDULED MEETING: February 16th, 2021

Sub-Committee Meetings may also be held and are open to the public.

Agendas and meeting minutes can be found at

<http://www.sandiego.gov/planning/community/profiles/clairmontmesa/agendas.shtml>

This Public Notice and Agenda is posted at the North Clairemont Branch Library, located at 4616 Clairemont Drive, San Diego, CA 92117 at least 72 hours in advance of the meeting date.

This notice is also posted at our Facebook Page located at <http://www.facebook.com/ClairemontPG>

For further information regarding agenda items or sub-committee meetings, please contact the Chair.

HOW TO CONNECT TO ZOOM

To join the meeting, drag-and drop this URL into your browser or follow the link:

<https://us02web.zoom.us/j/81994540244?pwd=TXBPajJhekorVk9PZnRYZmJsbUl6QT09>

Meeting ID: 819 9454 0244

Passcode: 12327456

To dial in from your phone, please use the following number: (669) 900-6833. Then follow the prompts to enter the Meeting ID and Password listed above.

Meeting participants will initially be admitted into the meeting “waiting room”. The Host/Facilitator will move participants from there to the meeting itself. Participants will be muted on entry, and will need to “raise their hands” to be recognized to speak. Thanks for your courtesy!

Some helpful hints:

Downloading the Zoom app to your device seems to give the best results. You may register for free and minimize the amount of follow-up email by choosing your email notification preferences.

The Participants button is at the bottom center of the Zoom video screen. Use this button to get both a list of participants and to expose the “Raise Hands” feature at the bottom. If you are joining us via telephone, you can raise your hand via dialing *9.

Leave your device muted during the meeting; this helps keep extraneous background sounds from interfering with the meeting. If you are joining us via telephone, you can mute/unmute yourself via pressing *6.

Finally, if you are interested in serving on CCPG, please send an email to clairemontplanninggroup@gmail.com to confirm your attendance, and please type in the Zoom chat box if you have interest as well. The chat will be saved for reference and minute taking purposes.

If you have any issues prior to the meeting beginning, please contact Nicholas Reed at nicksair@gmail.com or 858-692-5263 up to 15 minutes prior to the meeting for assistance.