

CLAIREMONT MESA PLANNING COMMITTEE



October 21, 2008

6:30 p.m.

Clairemont Friendship Senior Center

4425 Bannock Avenue, South of Clairemont Mesa Boulevard off Genesee Avenue

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 - 6:30 CALL TO ORDER / ROLL CALL

Item 2 NON-AGENDA PUBLIC COMMENT - Issues that are not on the agenda and are within the jurisdiction of the Clairemont Mesa Planning Committee. NOTE: 3-minute time limit per speaker.

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

Item 4 APPROVAL OF SEPTEMBER '08 MINUTES

Item 5 INFORMATION ITEM:

101. Port of San Diego (C.J. Lucke, Port of San Diego/ Jackie Taheny/ Katz & Associates)

Item 6 WORKSHOP ITEM:

201. Clairemont Mesa Planning Committee Vision Task Force (Jack Carpenter, CMPC Member)

Item 7 ACTION ITEMS:

301. Summit at Mission Bay (Dan Rehm, Hunsaker & Associates/ Tom Bergerson, Cubellis)

Item 8 REPORTS TO COMMITTEE:

| City Department: | Staff Contact: |
|--|--|
| District 6 Council Office (Donna Frye) | Keith Corry: (619) 533-6463 kcorry@sandiego.gov Mary Ann Kempczenski: 619) 236-5996 MKempczenski@sandiego.gov |
| Planning Department | Brian Schoenfisch: (619) 533-6457 BSchoenfisch@sandiego.gov |

| Community Organizations or Committees | Contact |
|--|---|
| Clairemont Town Council - Sheri Mongeau | Mission Bay Park Committee - Billy Paul |
| BACAC - Billy Paul | North Bay Redevelopment Committee - Jeff Barfield |

| Reports | |
|------------------------------|---------------------------------------|
| Chair - Brooke Peterson | Traffic & Transportation - Billy Paul |
| Vice Chair - Sheri Mongeau | Parking - Susan Mournian |
| Secretary - Jeff Barfield | Project Review - Jack Carpenter |
| Treasurer - Susan Mournian | |
| CPC Report - Brooke Peterson | |

9:00 ADJOURNMENT (Approximate Time)

NEXT MEETING: November 18, 2008 - 6:30PM

Sub-Committee Meetings may be held and are open to the public.
For information regarding agenda items or sub-committee meetings, please contact the Chair at
(858) 336-0938 or send e-mail to thepetes@hotmail.com.

Clairemont Mesa Planning Committee

Minutes of the Meeting of
September 16, 2008
North Clairemont Friendship Center

| | | | |
|--|--|---|--|
| P Jeff Barfield- Secretary P Jack Carpenter P Eric Lardy P Richard Jensen | P Sheri Mongeau - Vice Chair P Kathy Monsour | P Susan Mournian P Billy Paul P Brooke Peterson - Chair P Thomas Schmidt | P Donald Steele P Fiona Theseira P Scott Wentworth |
|--|--|---|--|

P – Present A – Absent

1. Call to Order / Roll Call

Brooke Peterson called the meeting to order at 6:37 p.m. Attendance called by Jeff Barfield and quorum present.

2. Non-Agenda Public Comment

Public:

Cathy Lippit spoke about alcohol- free beaches. She passed out comparison photos of beaches from 2007 and 2008, on the 4th of July. Much less trash visible with the alcohol ban, and she reported crime is down as a result. She urged support of Prop D to keep alcohol ban permanent.

Jeff Irwin of the Linda Vista Planning Member spoke opposing the ban and announced he is running of State Senate.

Judy Bramer announced the Clairemont Birthday celebration. Clairemont is 50 years old. She showed the first subdivision map, Unit No. 1. She is working with Donna Frye to set a date for the official birthday for our community. First annual birthday celebration is proposed for the 3rd Saturday of October.

Committee Members:

Susan Mournian reported on repeat offenders parking illegally over time and passed out photos. She indicated she will be contacting codes enforcement.

3. Modifications to the Agenda

Brooke Petersen requested the addition of an item regarding waterline replacement projects by the city of San Diego.

Moved by D. Steele, Second by S. Mournian to add info item to No. 5, on Engineering and Capital Projects from the City.

Vote: 13-0-0

4. Approval of Minutes

Motion by Jack Carpenter to approve the minutes for June 17, 2008, Second by Don Steele.

Vote: 11-0-2, Sheri Mongeau and Billy Paul abstained because of their absence at the meeting.

5. Information Items

Daniel Jaimes and Kathy (last name not heard) of Metropolitan Water and Wastewater, City of San Diego gave, an informational presentation on two watermain replacement projects in Clairemont, Projects 554 and 555. Cecil Rehr of RBF Consulting, the consulting engineer for the City on the project, was present and answered questions. Both projects will cost a total of \$13 million. Construction will begin in September and in the Spring respectively. They are replacing old cast iron mains to new plastic pipes. They are currently at the 30% design stage.

Don Steele asked about the source of funding. Richard Steele asked about location. Mr. Rehr indicated they will be replaced where they are located and put down in the same trench.

Billy Paul asked about moving the water main so planting can occur in the median. Kathy said she would check with her Department on the possibility of accommodating planting in the median.

Mr. Rehr indicated the pipe will last over 50 years.

Jack Carpenter commented that the city just paved Clairemont Drive, couldn't they have coordinated.

Fiona Theseira asked about the length of the job. Kathy indicated they will do the first job in 6 phases and the second, street by street. Total time for both projects is one-year.

Kathy announced the email address and phone number for questions.

6. Workshop Item

None.

7. Action Items

301. T-Mobile Merrimac NUP Project (Alexis Osborn, T-Mobile)

Ms. Osborn summarized the proposal and passed out photo simulation exhibits. She indicated that Due to interruptions in service in the immediate area, T-Mobile is seeking to add a light standard antenna. It will be a functioning streetlight at the intersection.

Richard Jensen asked about height of the antenna and the noise out of the fault. Alexis indicated she will provide the numbers for the decibel levels.

Billy Paul asked for a comparison of rents for placement in a private location vs. public ROW.

Jack Carpenter asked about precedent of placement in the ROW.

Don Steele commented about how ironic that utilities are going underground, yet we have new proposals for above-ground facilities.

Public Comments

Store Headly stated she has lived in Clairemont for over 40 years. She questioned the need for this facility.

Carol Capp asked if they will go to other companies and piggy-back on an existing site.

John Walters asked about why it is Verizon and others have good service here, and T-Mobile has a gap. Alexis responded it is based on technology and frequency.

Ms. Frost stated there is no service issue.

Douglas Frost asked about the current T-Mobile locations of antennas. Alexis responded with four closest ones. He asked how T-Mobile knows there is a dead zone. Alexis and another representative responded there were complaints, then they test by driving through the area and running tests.

Stephen Ellis asked about the range of cell towers. Alexis responded ½ mile or more, dependent upon the height of the tower and antenna.

Scott Higby asked about if any studies were done to insure the complaining users have good equipment and batteries. He asked if it is common place to rent other antennas for use by other companies. Alexis answered no, not here. Scott asked about if studies have been done about what these facilities do to property values. He was concerned about potential medical effects.

Sara Conely stated she lives close to the site. She stated they are very invested in the neighborhood and loves the trees. She is concerned about the landscape changing. Feels it is unsightly.

Mr. Winn raised some questions about energy going through his body and how long does the facility run each day. Lastly, can T-Mobile do a survey with residents present.

Kathy Dargen raised it is an issue of health. Commented who maintains the fault and box.

Larry Engelbrecht asked about when the leases expire and what the rents are. He showed a slide presentation of potential co-location on other existing sites.

Susan asked how many complaints need to be made before T Mobile takes action to study and propose a number.

Billy Paul asked if the light on the tower works. Is there a location where we could look at one like this to see how it works.

Jack Carpenter made a comment about the types of equipment and coverage, and asked why T Mobile's coverage is less.

Motion by Susan Mournian to recommend rejection of the proposal because important questions were not answered by the project proponent, seconded by Don Steele.

Vote 13-0-0

302. Mt. Ashmun Pipe Protection (Nabeel Qawasmi and Derek Smith, City of San Diego Metro Wastewater Department)

Mr. Qawasmi and Mr. Smith described project as a repair/replacement with additional measures to protect the pipe in the future. Smith described the mitigation measures being taken for the disturbance caused by the project.

Don Steele commended the City staff for working closely with City rangers and the advisory group to get the mitigation in and the project done right.

Billy Paul asked if a study was done to see if the line could be removed. Billy made a comment he has been impressed by recent actions of the city to do these projects properly.

Motion by Billy Paul to recommend approval, seconded by Don Steele.

Vote: 13-0-0, motion passes.

303. Pipe Repair Manhole 346 (Dirk Smith and Nabeel Qawasmi, City of SD MWWDD)

Mr. Qawasmi described construction method to repair the manhole. Mr. Smith described the biology impact and the mitigation. Stream impacts are temporary. Trimming is required for the crane that is necessary to do the job, but this method is much more sensitive, less destructive to the habitat.

Don Steele repeated his comment about the Department's sensitive approach, particularly those of the measures to protect Oaks.

Mr. Smith added that both projects (Items 302 and 303) will have biological monitors on the project to insure work is done according to the plans and mitigation.

Motion by Billy Paul, second by Don Steele, to recommend approval of the Manhole project.

Vote: 13-0-0

304. T-Mobile Mt. Herbert Right-of-way (Amanda Nations, Jim Kennedy of Parsons)

Jim Kennedy stated that all the wireless carriers are focusing on filling in gaps. San Diego is especially problematic because of the canyons. Commented that the cell phones are now data hubs, and capacities are getting stretched. They need to be increased.

Thomas Schmidt asked about the power necessary to cool the units.

Eric commented he understands the movement away from landlines and liked this example.

Richard commented that there are other land owners like a church and dentist that potentially could be used. Jim Kennedy indicated they contacted those owners and they were not interested.

Susan Mournian asked again how many complaints need to be made before the company investigates and finds there is a coverage gap.

Billy Paul commented that all the people that left after the prior project would oppose this one. Paul told of a prior example where after denial, the company came back with a design that was suggested by the CMPC.

Dot Jensen repeated that there are a church and dentist office nearby and the fact that the day care facility close-by raises an issue.

A few public members spoke to the need for the enhanced service, spoke to the needs of the younger generation using cell phones for more and more tasks and raised the NIMBY aspect.

Motion by Don Steele, seconded by Eric Lardy, to recommend approval.

Vote 6 -7-0, the motion fails.

Motion by Richard Jensen to recommend denial of the project because we don't have all the information to make an informed decision, seconded by Billy Paul.

Vote: 7-6-0

305. Mesa College Drive, Left-hand Turn Lane (Ted Shaw Latitude 33, Helene Deisher, City of San Diego Development Services Department)

Mr. Shaw summarized the history of the environmental mitigation issue and of the meetings and communications that have taken place. He described the street conditions and the alignment of the turn lanes. He described the four options available.

Questions surrounded why the original mitigation measure for the left turn lane was included. Dave Potter responded it really wasn't clear-cut. It was added on late in the process, without a real traffic basis. Ann Gonzales (from the City) went through the history of the condition and confirmed it was not a mitigation measure, but rather an attempt to improve the situation as much as possible.

Doug Beckam and another public member questioned the accuracy of the statement that it was not put in as a mitigation measure.

Paul Marsch asked why not leave the condition the way it was originally applied.

Motion by Susan Mournian to go with Option 1, to remove the requirement from the permit and leave the existing intersection as is, second by Richard Jensen.

In discussion, Billy Paul stated he felt it necessary to keep the improvement condition as a requirement of the project. **Vote 10-2-1.** (Abstaining- Scott Wentworth)

306. Clairemont Birthday Date (Dave Konstantin)

Motion by Donald Steele to approve the proposal for a Clairemont Birthday date as the 3rd Saturday in October, second by Billy Paul.

Vote 13-0-0.

Item 8. Reports to Committee

District 6 Council Report

Keith Corry announced Clairemont's birthday Saturday, October 18. Announced a forum to be held on September 20th at the Salvation Army facility on how to make council more effective and citizen friendly.

Planning Department

No report.

Town Council

Sheri Mongeau announced a candidates forum for City Attorney on October 2, 7 to 9 p.m., in the Clairemont High School cafeteria.

BACAC

Billy Paul announced the new traffic signal has been installed on Balboa Avenue at the shopping center east of Genesee Avenue.

Mission Bay Park Committee

Billy Paul the committee reported a significantly cleaner Mission Bay Park following the 4th of July holiday, attributing it to the alcohol ban in place this year. The committee also noticed much less routty.

North Bay Redevelopment Committee

Jeff Barfield reported the committee meets 4 times a year, not monthly. He indicated several residential construction projects with low and moderate income housing components are having difficulty given the real estate downturn and are in jeopardy of not being completed as proposed..

Chair

Brooke announced the new by-laws should be approved by Council in October.

Traffic and Transportation

Billy reported there is an ongoing traffic concern on Clairemont Drive, southbound west of the Village Shopping Center, with cars coming up quickly on cars backed up the hill from the light at Denver Street to the downhill curve.

Susan Mournian announced the oversized vehicle parking ordinance that starts a pilot program is coming back to council shortly.

Adjournment at 9:15 p.m. Next meeting to be held on October 21, 2008.