

CLAIREMONT MESA PLANNING COMMITTEE



September 16, 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 JULY '08 MINUTES

Item 5 INFORMATION ITEM:

None.

Item 6 WORKSHOP ITEM:

None.

Item 7 ACTION ITEMS:

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

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

303. Pipe Repair Manhole 346 (Dirk Smith and Nabeel Qawasmi, City of San Diego Metropolitan Wastewater Department)

304. T-Mobile Mt. Herbert Right-of-Way (Amanda Nations, Parsons)

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

306. Clairemont Birthday Date (Dave Konstantin)

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: October 21, 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
July 15, 2008
North Clairemont Friendship Center

P Jeff Barfield- Secretary P Jack Carpenter P Eric Lardy P Richard Jensen	A Sheri Mongeau - Vice Chair P Kathy Monsour	P Susan Mournian A Billy Paul P Brooke Peterson - Chair P Thomas Schmidt	P Donald Steele P Scott Wentworth (late arrival)
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P – Present A – Absent

1. Call to Order / Roll Call

Brooke Peterson called the meeting to order at 6:35 p.m. Attendance called by Jeff Barfield and quorum present.

2. Non-Agenda Public Comment

Public:

Martin Wilson passed out proposed plans for improvements to his shopping center on Mt. Alifan. Jack Carpenter asked about Fire Marshal approval and about fire access. Mr. Wilson indicated he has approval from Bob Medan, Fire Safety Officer for the City. Jeff Barfield suggested the project review sub-committee should review the project first before bringing it to the CMPC as an action item. Brooke Peterson agreed. Mr. Wilson indicated he would make arrangements to meet with the sub-committee. No further action was taken.

Committee Members:

Scott Wentworth announced that Clairemont Family Day is Saturday, August 2 at the South Clairemont Recreation Center. Dot Jensen handed out fliers.

3. Modifications to the Agenda

There were no modifications to the Agenda.

4. Approval of Minutes

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

Vote: 10-0-0.

5. Information Items

None.

6. Action Items

201. T-Mobile Brillo ROW Project (Amanda Nations, Parsons)

Ms. Nations introduced the proposed tower for wireless com facility, 30-foot tower at the nw corner of Baxter and Brillo. Has 3 panel antennas enclosed within a radome. Purpose for tower is improved coverage for this area that has poor coverage, dropped calls, poor broadband service.

Jim Kennedy added comment about how they site their facilities. Try to avoid residential areas and try to get institutional properties such as churches or commercial opportunities. On this project, they spent almost one year as those types of sites did not meet coverage needs. They then go to residential sites or ROW. They utilized the City's permit process for wireless facilities.

Don Steele asked if they have renderings of the facility when fully out fitted. Ms Nations commented it was on a street light pole. Equipment will be in the parkway and designed in conformance with city standards. Don asked about safety hazard with someone running stop sign and hitting pole. Ms. Nations asked about

Susan Mournian asked about how many others are in the city are in the public ROW. Jim Kennedy did not have the number but indicated they are others. Susan asked about what findings need to be made to deny or approve the application. Ms. Nations and Mr. Kennedy explained the code provisions are guided by city and state law and review is required and consideration for health and safety and community design standards.

Richard had questions about the size if the vault. Nations responded it is 5X 7, 8 feet deep. Kennedy responded with more detail about code and vaulting requirements. Richard also asked about cooling. Nations responded that they are cooled and that cooling equipment must meet noise requirements. Power will be placed underground.

Jack Carpenter asked about compensation afforded to property owners. Kennedy stated that an adjacent property owner inquired about having it on his property, that way he would at least be compensated. They elected not to because the city asks if they have any ROW locations available. Also, line of site concerns also important and 1 story single family home doesn't have height.

Richard Jensen asked about how they pay the city.

Public

Leo Lynn had three questions. Why exclude school site and aren't they paying fee, and how many companies. Also, visual pollution is a concern. Nations responded they avoid schools due to sensitivity issues. Nations reiterated no fees are paid for ROW sites. Commercial sites yes, but there aren't any comm. sites available. She indicated she did not believe it will be collocated with other carriers. Not tall enough. She indicated she is using a typical light standard.

Robert Ross, 28 year living in this house. He opposes it for 4 reasons – eye sore. This will reduce the value of homes. The study is faulty. He has full reception in the area, 4 bars. The facility is not needed. Lastly, it is a new technology, and long studies have not been done- could be a health issue, and wants to error on the side of safety.

Elaine Bradley- questioned the statement that commercial was already looked at. One block away there is a tower, why can't it be used. Nations indicated that tower covers the area to the south, not this area. For shadowing and topographic reasons, that pole can not be used for the coverage area desired. Elaine asked about the canyon, Nations responded it doesn't provide coverage. Kennedy added that zone height limit of 30 feet limits where they can put it to get coverage.

Elleene Burqez asked how many in the Clairemont area are built in residential areas. Nations responded none. She added the energy will meet approved standards. Burqez asked if notices will be sent to homeowners.

Leslie Hunneker commended that staff is recommending disapproval pursuant to Council Policy. She feels it is not appropriate in this area.

Marilyn Strong, 43 year resident of Clairemont. She asked if there are others along Clairemont Mesa Blvd. Nations answered there are 3. Strong asked if they have the barbed wire and bricks (walls) surrounding them. Nations guaranteed it would not have barbed wire. Strong indicated it is an eye sore with poles out many windows.

Michael Depino commented that skateboarders live in the area and the meters will be used at a skateboard ramp. He stated its perfect for skateboarding. Little kids will explore and climb on it, fears kids will be hurt. He stated there is 50 thousand square feet of upper playfield on the school that could be used. It would be safer there than where they would walk by everyday. Nations responded schools are discouraged by council policy.

Dan Logg stated the tower doesn't fit in the residential neighborhood. He fears it will open u p a dam of requests to put these up, lowering property values. A study shows it reduces values by 20%. Feels zoning appropriately separates land uses that conflict and should be separated. Neighbors don't want commercial facility in residential.

Mike Acqurra is opposed and passed some photos for the CMPC to view. Home is almost paid off, works as a carpenter trying to add value to peoples homes, doesn't

Leo Lynn asked question about an existing tower in the area on Balboa (Burger King) seems to be having things added to them. Asked if this could happen, Nations said that commercial towers permitted previously may get added to. This tower could not be added to without going through permit process because it is in a residential area.

Elenor Gaddy is a 50 year resident, doesn't want the tower.

Robert Ross stated some residents thought this meeting was next week.

Susan Mournian stated she felt the tower is being mis-characterized as a public utility. It is a private company. She said she will never support this tower until it is proven the school alternative is not a valid option. Kennedy added they are a quasi public just as the telephone company is.

Jack Carpenter asked if their technology is different from other carriers.

Motion by Don Steel to recommend rejection of the proposal, seconded by Susan Mournian
Vote 9-1-0

202. Balboa Mesa Center (Martin Wilson)

Mr. Wilson summarized the proposal. Currently 20,200 sf of bldg. Specialty market is 4,800 sf, With the addition 4000 feet, gets it to 9,000 sf. No liquor sales proposed. It is expanding the market. They are proposing covering the parking spaces – vehicles would be covered.

Don Steele commented it is a very successful business, difficult to park there. Felt the carports will help the parking. He asked about a tree in a tree well. He suggested it be moved to get better traffic flow. He suggested he use a middle-eastern theme to help market the shopping center.

Jack commented that most commercial area have their deliveries in the back. He wondered if this proposal would lead the areas to use the parking as staging areas for product. Mr. Wilson responded that the businesses aren't of the character to require storage- the requests have been for parking.

Susan Mournian complimented the market owner for a very clean and well run business.

Scott Wentworth commented renters would place plywood between stalls making it a place to hide. Prefers garages. Mr. Wilson stated he would put garages.

Jeff Barfield asked the width of the driveway, Wilson answered 26, with 19 feet of parking. Motion by Don Steele to approve, seconded by Scott Wentworth to recommend approval of the project.

Discussion centered on garages versus carports.

Motion amended by Don Steele to recommend it go to garages, seconded by Jack Carpenter
Vote: 9-1-0, motion passes.

203. North City Prevention Coalition (CMPC Chair)

Scott Wentworth made a motion to approve the letter, Don Steele seconded.

Thomas Schmidt questioned last two sentences. He indicated he didn't think they make sense and there was no data presented to support the statements.

Richard Jensen does not support, too much regulation

Vote 7 –3-0

204. Election of New Member

Brooke Petersen introduced Fiona Theseira, who is requesting selection to the Committee. Fiona provided a brief description of herself. Motion by Scott wentworth, seconded **with Joy** by Donald Steele to accept new member.

Vote 10-0-0

Item 7. Workshop Item

301. Clairemont Vision Task Force Report – Transportation and Noise (Jack Carpenter, CMPC Vision Task Force Chair)

Because of the length of discussion on the prior action items, it was the consensus that this item be continued to our next meeting.

Item 8. Reports to Committee

District 6 Council Report

Mary Ann Kempezenski commented briefly that the Bay View Project was approved at City Council.

Keith Corry stated that Donna wants a draft of the CMPC's Vision to review for progress.

Dot Jensen Town Council – Picnic at S Clairemont Rec on Sat August 2 .

Brooke announced the Board will be dark in August, in accordance with By-laws

Susan Mournian announced Family day 8/16 at 9 am at Western Hills neighborhood park. Two benches are being dedicated

Planning Department

Brian Schoenfisch reported that web links are now available to the Department.

In was the general consensus of the CMPC that the other committee reports be continued due to the length of the meeting.

Richard Jensen asked to make one last comment. He questioned the action to cancel May's meeting. Brooke Peterson indicated she will poll members of the CMPC if this is being considered in the future.

Adjournment at 8:35 p.m. Next meeting to be held on September 16 2008.