

**Clairemont Community Planning Group**

Minutes of the Meeting of  
November 20, 2012  
North Clairemont Friendship Center

P Jeff Barfield- <b>Secretary</b> P Jack Carpenter P Delana Hardacre A Travis Jaedtke	P Richard Jensen P Sheri Mongeau P Susan Mournian- <b>Treasurer</b>	P Billy Paul P Brooke Peterson – <b>Chair</b> P Margie Schmidt	P Donald Steele P Fiona Theseira- <b>Vice Chair</b> P Jacob Welhouse P Scott Wentworth
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P – Present A – Absent

**1. Call to Order / Roll Call**

Meeting called to order at 6:33 p.m. by Chair Person Brooke Peterson, roll call was taken and a quorum present.

**2. Non-Agenda Public Comment**

**Public:**

Crystal Crawford representing YGreene spoke to announce a program with the City of San Diego to support energy and water savings by providing financing options to homeowners to make the necessary improvements. Financing should be available within 6 months. Money must to be used on improvements to the building itself to save energy and water.

Public member spoke to promote bicycling and in favor of improving bike lanes in Clairemont by reducing lanes on streets which would allow for bike lanes to be provided without removing parking. He spoke to the multiple benefits of biking.

Janice Hardacre, an attorney, spoke representing Tony Delmado. She spoke of an accident that occurred to a jay walker being hit by a car crossing Morena Blvd from the new parking along the west side of the street to the new, remodeled restaurant. She indicated Tony is willing to shoulder the cost of getting no jaywalking signs installed and potentially a fence barrier in the median to help prevent jaywalking.

A representative from KTU + A, the firm that will be working on the Morena Blvd. Transit Station Area Study for the City, added that pedestrian concerns and walkability will be addressed in the plan that they are preparing.

**Committee Members:**

Margie Schmidt reported that demolition is occurring at Bay View Terrace and asked if anyone had heard of any progress with the project.

Shirley Owen, Council District representative, reported in response that the group of investors has started demolition under permit. No project permit

applications have been filed, although she indicated the owners have had some discussions with City staff.

Delana Hardacre questioned how the Farmers Market is doing as it appears to be shrinking in attendance. A member from the audience reported on financial problems due to diminishing patronage by shoppers and that a new location more conducive to pedestrian traffic is being considered.

### **3. Modifications to the Agenda**

#### **4. Approval of Minutes**

Jeff Barfield indicated the minutes for October's minutes were not available for approval and suggested that consideration of October's minutes should be postponed until January to be heard along with November's minutes. Motion to delay until January by Don Steele, second by Margie Schmidt.

**Vote: 12-0-0** to approve.

#### **5. Council Representative Report**

##### **District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov)**

Shirley Owen reported on the sewer pipeline work being done at the foot of Balboa Ave.

She described how the Council District boundaries will be changing as a result of the re-districting that takes affect on December 3.

Ernie Navarro reported on upgrades being done to the Keils shopping Center (Village). A face lift is occurring. Klieg Enterprises are the owners doing the work.

Mr. Navarro reported on the uncertainty that exists with City of San Diego staff members with changes that are occurring with the redistricting and new mayor.

Delana Hardacre asked if the redistricting will affect the CCPG planning boundaries. Brooke reported that in the near term it shouldn't affect our boundaries.

#### **6. Information Items**

None

#### **7. Workshop Item**

##### **201. CCPG Vision Task Force Update (Jack Carpenter, CCPG Task Force Chair)**

Jack Carpenter summarized the work that has been done so far on the Vision Statement and why it was done, which to this point has focused primarily on correcting the lack of public transit in the community. In an effort to add transit opportunities, the Vision seeks to add density along the major street corridors. Jack indicated that it will be necessary to put aside the 35-foot height limitation along the key transit corridors with careful attention to design in order to increase density so that public transit becomes more viable. He also spoke of the lack of a bicycle plan for Clairemont and the roles of our schools in the make-up of children attending.

Richard Jensen commented on the family size in Clairemont being smaller thus fewer schools are necessary. We are left with a lot of schools that may be a target to redevelopment, and Richard felt these surplus school properties should be limited to community facilities only, such as parks.

Jeff Barfield recommended we not make hard and fast policy statements such as these because it could limit opportunities for getting community amenities as trade-offs or as parts of projects by private interest/developers. Don Steele added that we need to be diligent in watching the demographics to insure that we get the best use of the excess school property. He agreed with comments by Jeff Barfield that we should not be making hard and fast statements today, because circumstances change.

Public Member Janice Hardacre reported on the efforts at Clairemont High to leverage business involvement and 501-(c)3 non profits to construct a new joint use building.

Richard Jensen spoke against higher buildings in the shopping center locations as not being in character with Clairemont.

Fiona Theseira spoke in favor of the paragraph that supports redevelopment to higher density.

Billy Paul spoke in favor of the higher density approach at shopping centers to enhance walkability and pedestrian friendliness and also spoke to the need to amend the Vision to address the needs for schools to have adequate parking onsite and to require dedicated pick up and drop off areas.

Other members spoke in favor of the statement. Jeff Barfield added that in trade off for higher density, the Vision should emphasize that more community and project amenities must be included.

Public member asked Jack Carpenter if MTS has indicated that the higher density would lead to better bus service or other public transportation.

Brooke Peterson indicated she would send the Vision out to public members who request it and send it to the Town Council.

Billy Paul spoke to caution against condos but in support of apartments that provide affordable rent opportunities.

Jack Carpenter indicated he will make some revisions based on what was discussed. Brooke Peterson will set the Vision for action item in January.

## **8. Action Items**

**301. Balboa Mesa Shopping Center-** (John Ziebarth, Ziebarth & Associates)  
Mr. Ziebarth introduced the project and summarized the history of the past presentations to this group and existing permit approvals. He described the changes now proposed. How the goal was to increase a better feel at the corner and for more pedestrian access. He discussed the fast food restaurant with drive-thru now proposed. He described the stacking of cars and noise control associated with the proposed the drive-thru and

overall pedestrian access around the fast food restaurant. He described the landscaping provided to screen parts of the parking lot and improve the pedestrian experience, as well as the project phasing and what could be done to improve the appearance temporarily of those buildings to be removed or rebuilt in later phases to come. He also described how the site drains and the surface water quality components of the project.

Mr. Ziebarth indicated the goal is to have the parking lot done by December of 2014. First phase permits to start in April of 2013. They are doing a PDP, Process 4, that would allow for the fast food restaurant in the neighborhood commercial zone with approval of a deviation. Fast food is allowed by right, not requiring a deviation, in the general commercial zone on the east portion of the site.

Jack Carpenter asked for clarification on the landscape strips along the perimeter, and it was confirmed that was all previously approved and is not changing.

Richard Jensen mentioned that odor associated with the drive-thru fast food restaurant was an issue raised at the last presentation. Also the hours of operation should be restricted to help with noise impacts to adjacent residential.

Jack Carpenter suggested the CCPG recommend reducing the overall parking requirements further, below the code minimum, in exchange for more landscaping. A number of CCPG members noted a preference for reduced parking to provide more landscaping amenities and to avoid a large empty sea of parking lot the majority of the year.

Public members that live across the street on the west side of Balboa Ave. spoke of their concerns with noise and traffic resulting from the fast food restaurant. One member, former HOA Chair of the residential community, spoke of a likely left turn lane issue. He indicated the noise from the speaker is probably a non issue.

Other public members that live close to the center spoke against the noise caused by traffic at night and against the fast food restaurant. They spoke to the wisdom of the neighborhood zoning that does not allow fast food on the west side of the center without the deviation. The residents commended the applicant on the other aspects of the design of the project.

Jack Carpenter suggested that our recommendation be broken up into three separate actions.

Motion by Jack Carpenter to recommend reducing parking requirements in exchange for greater landscaping, seconded by Don Steele.

**Vote 10-3-0; Motion Passed**

Motion by Jack Carpenter to oppose the deviation to allow a drive-thru fast food restaurant type in the location proposed, Second by Don Steele.

**Vote 13-0-0; Motion Passed**

Motion by Jack Carpenter, to acknowledge the contribution to the community the project would make and with exception of the deviation for the drive-thru fast food restaurant, support the project. Second by Fiona Theseira.

**Vote 12-0-0; Motion Passed.** Sheri Mongeau having left the meeting.

### **Item 8. Reports to Group**

Due to the length of the meeting, it was generally agreed that Reports would be continued until the January meeting.

Adjournment at 8:50 pm. Committee reports to be made in January.