

Clairemont Community Planning Group

Minutes of the Meeting of
February 19, 2013
North Clairemont Friendship Center

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

P – Present A – Absent

1. Call to Order / Roll Call

Meeting called to order at 6:36 p.m. by Chair Person Brooke Peterson, roll call was taken and a quorum present.

2. Non-Agenda Public Comment

Public:

Committee Members:

3. Modifications to the Agenda

4. Approval of Minutes

Motion to approve the Minutes for January, 15, 2013 by Donald Steele, second by Margie Schmidt.

Vote: 9-0-1 to approve.

5. Council Representative Report

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

Council Faulkner introduced himself and his staff and discussed the change in council districts.

Ms. Owen introduced herself and Ernie Navarro for Council member Zapf. She spoke to the bicycle death on Clairemont Mesa Blvd. and the resolution to improve the bicycle safety infrastructure and to take bicycle safety seriously. The resolution seeks to prioritize bicycle safety.

Ernie Navarro spoke to the bicycle improvements along Balboa Ave. New creative green lanes are being installed. New sensors that trip the signal cycles are going in. He also announced the ordinance that will permit more outdoor eating tables at local restaurants on sidewalks. There was discussion on the need for an updated community and city-wide bicycle plan.

Sara Zarnecka spoke for new congressman Scott Peters and introduced herself and what he has been doing in his first few months in office. She took several questions from the public.

6. Information Items

101. Bay Park Elementary Study Presentation (Lauryn Rice and students)

Students from Bay Park Elementary school presented the CCPG, Council Member Zapf's office and the traffic division a large banner expressing thanks for supporting the new crosswalks around their school.

7. Workshop Item

None

8. Action Items

301. Balboa Mesa Shopping Center Expansion (John Ziebarth, Ziebarth & Associates)

Greg Sadowski introduced himself and stated the applicants' have made efforts to clarify certain aspects of the project and to reach out to the nearby community. He also introduced Chris Wall, Steve Shaw and John Ziebarth. John then presented the project details. He spoke to the improvements proposed, including outdoor eating, totaling 16,000 square feet of new space. They have made a commitment to LEED certification by introducing sustainable components to the project. He focused on why In and Out Restaurant is interested and why it makes sense. He went through each of the issues that have been previously discussed – traffic, noise, lighting, hours of operation, odor, and zoning. He indicated hours of operation will extend to 1:30 am. He summarized the CIPDZ policies in the Community Plan and reason it was applied to this area. He stated it identifies the area as the core of Clairemont.

Chris Wall summarized their public outreach efforts and indicated they have support of area residents.

Jeff Barfield stated why he had previously voted to recommend against the project with the drive-thru, which was because a zone deviation had been requested and there was not sufficient justification presented at the prior hearing to support one. He stated with information subsequently presented to the project review committee concerning the Community Plan identifying the property as the community core and with the project now proposing a rezone consistent with the Community Plan that recommends development pursuant to a Community Plan Implementation Overlay Zone (CPIOZ), the Project no longer needed a deviation. He was satisfied that the other issues had been adequately addressed and would be supporting the project as proposed.

Jack Carpenter spoke to the prior action in November to recommend disapproval and to the follow-up project review committee meeting that was held with the client.

Margie Schmidt asked about odor and if any changes were made to the project.

Susan Mournian asked about the zoning question and asked Mr. Ziebarth to explain it further.

Scott Wentworth asked about the closing time. The team responded it is In and Out's standard store hours and that as a chain they cannot vary closing times.

Richard Jenson asked those against this in the audience to raise their hands and voiced concern that the rezone may allow other drive-throughs and other nuisance uses and stores.

Don Steele spoke to not making "the perfect enemy of the good" and asked about the wall materials.

Margie Schmidt asked about the depth of the zone change area.

Scott Wentworth asked that Mr. Ziebarth confirm that all DSD requirements are being complied with at this point. Mr. Ziebarth responded yes.

Michael Puente gave his history in the community and spoke representing the Pacific Bluffs residents.

Debra Lowell indicated that the CPIOZ is Type B and is different from Type A and there is not inconsistency of the CN Zone with the Commercial Core.

Diane Chapman, a local real estate spoke to property devaluation if the property is rezoned.

The president of the Pacific Bluffs emphasized they are not against the project just the zone change. He also spoke to the applicant's company value on the stock market and stated he felt the project would still be developed without the zone change and the In and Out restaurant.

Much testimony for and against from the public members continued. Members for the project spoke to the things the In and Out and the redevelopment would bring to the community. Helping invest in the community and bring jobs. Members against spoke of cars potentially blocking Genesee, reduction of property values for the homes fronting Genesee, smells, noise, air pollution from the cars stacked up, additional driveways that exit to Genesee. A public member stated 23 out of the fronting 26 units in Pacific Bluffs are owner occupied. Many questions or clarifications were asked. There were other comments wanting more pedestrian orientation and walkability.

CCPG Comments

Richard Jensen and Billy Paul spoke of concerns with the rezoning. He called it changing the rules and that could lead to potentially inconsistent uses such as liquor stores.

Motion by Donald Steele, second by Jeff Barfield to recommend approval the Project as revised and presented.

Vote: 9-2-0, motion approved.

Item 8. Reports to Group

Planning Department

Brian Schoenfisch spoke to the Morena Blvd Station Area Study that is being initiated with a public workshop, the week of March 25. A walk audit and other public outreach to study the land use around the proposed stations is proposed.

Town Council

Delana Hardacre announced the Garden tour is beginning to take shape and they are looking for residents that want to show case their gardens. She announced Marty Block is having an open house on February 28.

BACAC

No report.

Chair

Brooke Peterson announced Coastal Rail Trail efforts planning are starting. Margie Schmidt volunteered to be our representative to those efforts. Brooke also announced March 19th is the date for CCPG elections.

Secretary

No report.

Treasurer

Susan Mournian reported \$157 in our account.

CPC Report.

No report as Jeff Barfield missed the January meeting. He did report an item was presented concerning the oversized vehicle parking ordinance and that he would continue to monitor and forward information to Susan Mournian.

Traffic and Transportation

No report.

Project Review

Don Steele made a comment that he appreciated the members of the Project Review Committee taking the time to review projects and bring them forward to the CCPG.

Airports

Brooke Peterson indicated that the airport representative is a Mayoral appointment and that Travis Jaedtke's appointment will need to be put forward by us to the Mayor for approval.

Parking

Susan reported of the traffic concerns along Morena Blvd with the new restaurants at Baci's/Luce's. The owners are requesting a fence in the median to force people to use the crosswalk.

Schools Liason

No report.

Vision committee

Jack Carpenter and Jeff Barfield summarized the final formatting and incorporation of the CCPG's actions from January in the Vision.

Additional Items

None

Adjournment at 8:55 pm.