

# Clairemont Community Planning Group

## DRAFT Minutes of the Meeting of September 15, 2015 Cadman Elementary School Auditorium

P Scott Wentworth - <b>Chair</b> P Keith Hartz – <b>Vice Chair</b> P Lynn Titalii - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank P Chad Gardner	A Debra Howell P Richard Jensen P Michael Puente P Margie Schmidt	P Daniel Smiechowski P Joel Smith P Naveen Waney
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P – Present    A – Absent    L-Late

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

Meeting was called to order at 6:30 p.m. by Chair Scott Wentworth. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

**Public:**

Greg Konar, SDAPA.org San Diego American Planning Association. This organization is hosting an Oktoberfest, Creating Great Cities, at the Central Library on 10/8/15 from 6:30-9pm, there will be international speakers, light refreshments. \$10.

Ed McCray - Fairfield Residential, local development company. Currently looking at Coastal Villa Trailer Park as a redevelopment opportunity. Will be working to comply with Morena Corridor plan, sensitive to height limit in community and working with CCPG. There is no site plan at this early stage, we just want to introduce ourselves.

Dave Kale - Concerned about the apartments that will be built on Clairemont Drive where the Jack LaLanne was located. Concerned about overbuilding in area.

Harry Jensen - concern about purchase of Anderson nursery property, that SANDAG was not aware that the property is not big enough for the parking for the trolley stop. Why didn't they buy enough property that they will need? Why didn't the city buy it, instead of a private developer?

**Committee Members:**

Delana Hardacre - The community center for LiveWell Senior Program has closed.

Harry Backer - The city is redoing our sewers, the parking is congested, and residents have to park a block away.

Naveen Waney - Contacted by Joshua Adelman, from the City of SD, he presented a project to install cobblestone on Balboa at Mt. Alifan Dr. Interested in planning committee's opinion if we want cobblestone vs. landscaping. Table the issue, will take to the next Project Review sub-committee meeting, then will add on as an agenda item to the next CCPG meeting.

Keith Hartz - Apologize that the agenda will not be on the overhead projector, it's not working tonight but printed agendas are available.

Scott Wentworth - The CCPG received money back into the fund for rental of the space to conduct their meeting.

Daniel Smiechowski - Regarding the traffic issue, the Surgeon General recommends all people walk more, urge everyone to take a step in that direction.

Chad Gardener - Thank you to everyone who is attending, nice to see a good turnout.

Richard Jensen - There is an opening on the CCPG board.

Michael Puente - City is holding a community planning workshop - What to Know When Reviewing Projects - on Tuesday, 9/29, 6-8pm, at Topaz Street location.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval.

Joel Smith - 101 amended to include Andy Hamilton to speak.

Delana Hardacre - Remove item 106.

Lynn Titilii - Items 103, 104, and 105 are to be moved from Action Items to Information Items 205, 206, 207.

Motion to modify agenda items listed above by Naveen Waney, seconded by Keith Hartz.

**Vote: 13-0-0**

**Item 4. Approval of Minutes**

Motion to approve CCPG minutes for July by Harry Backer, seconded by Margie Schmidt.

**Vote: 13-0-0**

**Item 5. Council Representative Reports**

**District 2 Council Report** (Ernie Navarro, Community Liaison, [enavarro@san Diego.gov](mailto:enavarro@san Diego.gov))

The council has been on a legislative break and we're back. There hasn't been a vote on water rates yet, still issues to resolve. Our office is getting many calls on the work that is being done on the streets, claiming there is water being wasted. Once they put in pipes, they have to run water through due to bacteria. No intent to waste water. Question why they can't redirect water to irrigate other city parks, or recycle to places that need watering. Ernie asks people to email him and he will follow up.

**District 6 Council Report** (Allen Young, Community Liaison, [aleny@san Diego.gov](mailto:aleny@san Diego.gov))

LiveWell Senior center closes at the end of the month. The office is engaged with Parks & Recreation Department to ensure as many senior programs services and classes will have a place to continue. Details being worked out this week and next week. The long term plan is to seek a provider to continue the services. Cecilia Frank - work was being done on Merrimac one day, didn't complete and then the trucks disappeared, asking about what happened. Allen will follow up. Questions: Does the city own the facility? Yes, they do. Are there other programs? There may have been a few others, and they are still working to ensure that no programs have a lapse. Once LiveWell is gone, then they can determine if there are enough staff to keep the facility open, or move services to other areas. Are there any other plans for that building? The long term plan is to bring in another operator and provide the services at that building if possible. Suggestion to tap into Community College District to utilize the senior services available through their classes.

On the Neighborhoods First Coalition - The CCPG needs to compile a list of Capital Improvement Project priorities by the end of October.

**Item 6. Action Items**

**101. Moraga Ave - Traffic Calming - Traffic Circles.** Gary Pense, City of San Diego, Andy Hamilton, Air Pollution Control, Joel Smith, CCPG.

In the past few years the city have addressed traffic and speed issues on Moraga Ave. Stop signs and electronic traffic signs were installed. Last time Gary attended the CCPG, discussion about stop signs, but decided not to pursue, and wanted traffic circles. The city has identified two areas for the traffic circles, one at Idyllwild St, one at Fox Ave. They will not be landscaped, will be decorative stamped concrete. They force people to slow down in all directions. Once in roundabout you have right of way, very intuitive. They are popular, they work and a better option than a stop sign. Gets everyone through the street faster, do not cause additional air pollution, eliminate start and stop.

**Board Members:**

Delana Hardacre - Is there funding for the circles? There is no funding right now, but anticipated to be in the budget.

Harry Backer - Circles are confusing, Americans are not used to them. At Legoland circles put in in 1999, have only had 4 instances of problems in all these years.

Naveen Waney - Could you update everyone on accidents and safety? Circles eliminate crashes from turns, only safety issue is when someone doesn't merge properly and turns into a vehicle. Circles improves safety, 70% of accidents are eliminated. Pedestrians are safer due to slower speed of vehicles.

Lynn Titalii - People have brought up in previous meetings that they were concerned about losing sidewalk space, property space and parking space, can you address that? There will be a little bit of red curb on each corner but the property owners will not lose any space, sidewalk space will remain the same.

Scott Wentworth - If you have a large truck and trailer will I be able to negotiate the circle? Yes.

Daniel Smiechowski - People will drive fast between circles to make up time. Save your money and spend it on other projects.

Chad Gardner - The Idyllwild circle is very close to the traffic light, and a concern. Believes it will reduce traffic.

Richard Jensen - There is still no traffic enforcement due to the speed limit so this appears to be the solution.

Margie Schmidt - In favor of the circles, disagrees that people will speed up between circles.

Kevin Carpenter - Could this be a funding goal for the Neighborhood First? What is the impact to the properties on the corner, will they lose space? No. In the middle will there be a barrier? No. Just signs, someone could drive over if they wanted to. A planter would be great, support the circles.

Michael Puente - Gary Pense was at the board over a year ago, and brought statistics and discussed with board and public. The majority of people wanted the traffic circles, and there was no funding. A number of board members said they were there at that meeting. There is now funding for this and it's a good solution for the problems on Moraga.

**Public: (33 minutes of comment from the public).** 10 in favor, 7 opposed, and 4 that did not have an opinion either way to traffic circles on Moraga. In the audience, in favor of circles - 27. Opposed - 27.

Joel Smith makes a motion that the CCPG approve the installation of two traffic circles on Moraga to councilmember Zapf to get them installed as soon as possible. Margie Schmidt seconded. Vote: 12-0-1 Daniel Smiechowski opposed. Motion carries.

**102. Tecolote Canyon Sewer Main Project - Site Development Permit - Katherine Santos, City of San Diego.** This project is to replace the sewer main in the canyon as its near its useful life. It will improve the sewage collection system. The City will replace 250' of 8" sewer main in Tecolote Canyon. The replacement does cross Tecolote stream, where it crosses the stream a steel trussed bridge will support the piping. All other replacement will be underground. Nearby residents will be notified by mail. The project will begin by September 2016 and be completed by June 2017. The work will be done between 8:30am - 3:30pm. Staging area for construction will be south of the access path, accessible by the Nature Center. The current piping is from the 1950's. Pipes will be core iron. The bridge is not a pedestrian bridge, and there will be a fence and a locked gate to prevent public access. There will be new vegetation planted, to replace vegetation common to area. We would like recommendation to move forward with this project.

Motion by Naveen Waney for the CCPG to approve the project to move forward as is. Seconded by Lynn Titalii. Vote: 13-0-0, motion carries.

**107. 4520 Pocahontas Avenue** - Daniel Rehm, Construction of 52 single family homes.

Have been before the CCPG, the Project Review sub-committee and the city with plans for the proposed development. They listened to feedback and made modifications for a project that would be at or below existing demands. Looked at intention of design, habitat in area, consistent, compatible and to enhance the community. Things that were recommended and addressed; 1) Incorporate a lookout station -not able to incorporate. 2) Reduced total number of houses - Number of homes reduced to 52, minimum of 6300 lot size. 3) Created a separation from community - changed the design to have homes forward facing with a 30' setback. 4) Number of cars in area - 140 parking spots required, this project will have over 240 parking spots, excluding Pocahontas. 5) architecture didn't adapt to community - they changed one of the homes to be more adaptable to area, and will be 2800 - 3200 sq ft, 3 car garages. 6) landscaping included turf - project now offers drought tolerant front yards, removed all turf. 7) Concern over water usage - previous usage by school was 30,000 gallons, our usage will be 17,000 gallons of water. 8) Need to offer solar - offering a 2 kw system, up to 5 kw system, integrated into roof. 9) traffic concerns - school had about 300 students plus staff, 1000 trips per day, anticipated project will generate 520 trips per day.

**Board Members:**

Naveen Waney: Applicant at Project Review sub-committee last month and put together project that he should be proud off. The committee voted, recommendation to approve the project with no modifications.

Dalene Hardacre: Supports all the changes in the project.

Harry Backer: Supports.

Scott Wentworth: Great job.

Daniel Smiechowski: Agrees with board, thinks school board should of converted property to park. Can't support.

Chad Gardner: Taken time to respect feedback and community.

Richard Jensen: Like the way you changed the project facing Pocahontas, also other improvements, tried to get open space but it wasn't feasible. Also access to the canyon is private.

Margie Schmidt: Best possible option, disappointed there will be no open space.

Kevin Carpenter: Supports. Is canyon restricted area? Yes, it will be fenced due to storm drain easement.

**Public:**

- The solar kw offered is not enough for that size home.
- Concern about traffic at all hours, not just school hours.
- Should include water reclamation in project.
- 99% of community is single story homes, around 1500 sq feet, not sure how this project emulates the community..
- Supports project, thinks developer is going beyond, and it will improve property values.
- Is this project a 'done deal'? He has met all the requirements.
- What is selling price? Around \$800,000.

Motion by Naveen Waney, seconded by Chad Gardner to approve the project as is. Vote: 12-0-1 Daniel Smiechowski opposed.

**108. Verizon Wireless - East Clairemont Project 397089** - Kerrigan

Was before the Project sub-committee in August to present the plan, received unanimous approval. Cell phone tower, Forum Street, behind Clairemont Paint Center. 30' monument tower in front of church, 145 sq ft of equipment. This is an infill site, one of about 8 sites that Verizon is working on, and reason why project is located where it is. Get project to 65' to get infill coverage. Naveen Waney - this applicant was before the Project Review sub-committee and we made the following recommendations - use of pear trees, 24-36, and that this site will be part of an infill project.

Margie Schmidt - looks very much like the structure on the corner. This one designed similar to the clock tower. Delana Hardacre made a motion to approve the project with the recommendations by the Project sub-committee. Seconded by Daniel Smiechowski. Vote: 13-0-0

**Item 7. Informational Items**

**201. Armstrong Garden Center Relocation - Ted J. Stelzner, TJS Architects, Inc.**

Armstrong is an 125 year old garden center, we grow about 50% of all plants we sell. Our location at 1350 West Morena Blvd, is being taken by SANDAG which will become parking for the trolley station. We located a new site at 4770 Santa Fe Road. Currently in the process of garnering public support to move. We met with Clairemont Town Council and the Morena Business District and want to work with the community on a design, if we are approved to build on this property. The worst case scenario is a re-zoning request which will take up to 18 months. Best case scenario we may have pre-existing non-conforming. It is prime industrial zoned. We will be submitting a full set of plans, but today is before the CCPG to introduce ourselves.

**202. Verizon Wireless - East Clairemont Project 397089 - Kerrigan**

Motion by Lynn Titilii to move item to action item 108. Seconded by Naveen Waney. Vote 13-0-0, motion carries.

**203. CCPG Board Vacancy - Scott Wentworth - No time out for this item, carried forward to next CCPG meeting.**

**204. Pipeline Rehabilitation AH-1B Project - Adrian Pavon, City of San Diego Public Works**

Providing some information on the pipeline rehabilitation project AH-1B. Program to rehab sewer lines, will reduce the potential for main breaks in the future and bring them to current standards. 4.72 miles of sewer lines in the area, and .29 miles of sewer main. This is the second phase in the area. Some manholes will be replaced and some will be repaired. The majority of the work will be done using trenchless technology, if needed may use open trenches. Budget is \$5.2 million, the work will occur between Fall of 2015 through Fall of 2016. Delana Hardacre: Who is responsible for informing the residents when the work will occur? The resident engineers are responsible for informing residents, or for a quicker response the field engineers. Their contact information is on our website. Where there is trenching there will be open areas where they dig, they would not be resurfacing the street, as that is up to the street division. Whatever the shape the street was in before, they will leave it the same. Cleanouts will also be installed as a part of the project.

**205. Murals - Joel Smith, Andy Hamilton - No time for this item, carried forward to next CCPG meeting.**

**206. Letter - Support of Limiting Size of Trucks Traveling Moraga - Scott Wentworth, Joel Smith. Letter given to Ernie Navarro on behalf of CCPG.**

**207. Bay Park Signage - Scott Wentworth - Letter given to Ernie Navarro on behalf of CCPG.**

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

No time for reports back to CCPG group. Carried forward to next meeting.

**Additional Items: None**

**Adjournment at 9:25 PM**

**The next meeting will be held October 20, 2015, 6:30pm at Cadman Elementary School.**