

## Clairemont Community Planning Group

### Minutes of the Meeting of March 21<sup>st</sup>, 2017 Cadman Elementary School Auditorium

P Keith Hartz - <b>Chair</b> P Naveen Waney – <b>Vice Chair</b> P Nicholas Reed - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Richard Jensen P Michael Puente P Margie Schmidt	P Daniel Smiechowski P Lynn Adams P Susan Mournian P Billy Paul
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P – Present    A – Absent    L-Late

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

Meeting was called to order at 6:32 p.m. by Chair Keith Hartz. 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:** 2-minute time limit per speaker.

**Public:** Harry Jensen spoke about opposing the new projects along Morena Blvd. soon to come, and the subsequent traffic issues also on Morena.

Marc Lemieux spoke about concerns with water usage and zoning within Clairemont.

Dennis St. Onge spoke about how San Diego County as a whole cannot add more housing, and suggests a San Diego Citywide ballot of zero growth for the next 10-20 years.

**Committee Members:** Margie announced that there will be several open houses around the city being hosted by the San Diego Architectural Foundation on the weekend of March 25<sup>th</sup>. More information is available at <http://www.sdarchitecture.org/>

Billy Paul spoke about safety concerns related to the Balboa Ave. Protected Bike Path between Clairemont Dr. and Mt. Culebra Ave.

Daniel Smiechowski said that work has begun on installation of the Moraga Ave. Traffic Circles.

Naveen Waney received an email from Ryan Green regarding the Tavera Ridge (Old Stevenson School site) project saying the model home will be open to the public on April 15<sup>th</sup>. Naveen also mentioned he received an email from Ryan regarding a resident near the project site had painted an explicative word on his roof. He asked if any of the neighbors near this resident could speak to him about the issues he could possibly have with the project.

Susan Mournian also speaks of the dangers of the Balboa Ave. Protected Bike Path and suggests that delineators separating the bike lane from traffic lanes be removed.

Lynn Adams noted that a restaurant is going in at the vacant Mission Bay Visitors Center at the end of Clairemont Dr. And while not in our jurisdiction, she is hoping to have people associated with the project come and present their plans to CCPG in the near future.

Delana Hardacre suggests that a Sgt.-At-Arms Position be taken under consideration at the April meeting.

Harry Backer speaks of an apartment project currently under construction on Gila St.

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

Michael Puente makes a motion to move Item #101, Rules Subcommittee to Present Recommended By-Laws Changes to the end of the Action Item agenda. Margie Schmidt seconds.

**VOTE:** Motion Passes 14-0-0

**Item 4. Approval of Minutes**

Motion by Nicholas Reed, seconded by Delana Hardacre to approve February minutes.

**VOTE:** Motion Passes 12-0-2 (Billy Paul, and Susan Mournian abstain).

**Item 5. Council Representative Reports**

**District 2 Council Report, Adrian Sevilla, Community Liaison, [adsevilla@sandiego.gov](mailto:adsevilla@sandiego.gov)**

Adrian announced that the Council District's 2<sup>nd</sup> annual Volunteer Appreciation event would occur April 22<sup>nd</sup>.

He also announced that the Port of San Diego is hosting an open house at their Admin. Building on Pacific Hwy on Thursday March 23<sup>rd</sup> from 6pm to 8pm.

He also spoke about the recent memo sent out by City Attorney Mara Elliot regarding the legality of Short-Term Rentals, which the City Attorney said they weren't legal.

He also hoped to provide an update regarding the Moraga Ave. Traffic Circles to the board at the April meeting.

Members of the public asked questions regarding the councilmembers position on issues that included short term rentals, zoning issues along Morena Blvd, and if the councilmember supported the consolidation of neighborhood planning groups. Adrian responded that he did not know personally of the councilmembers position on these matters. But could report back at a later time.

Public speaker Scott Wentworth asked about payment for new trash cans, and would he have to pay if his was damaged/broken by a city trash vehicle, Adrian said that yes you do, and indicated it costs \$70 for a new one.

Harry Backer asks if the councilmember supports a project that is being built in Linda Vista, but would have an impact within the CCPG boundaries. Adrian said he does not know the councilmembers position on this project.

Billy Paul asks what the definition of Short-Term is regarding the rentals, Adrian responded its 21 days.

**District 6 Council Report, Dan Manley, Community Liaison, [dmanley@sandiego.gov](mailto:dmanley@sandiego.gov)**

Dan started out by announcing that there will be a budget-briefing meeting at the SDGE Innovations Center on Clairemont Mesa Blvd, on May 23<sup>rd</sup>, of which Councilmember Cate will be attending.

He also speaks of the multiple street resurfacing projects occurring around Clairemont, and reminds folks to remove valuables from their vehicles if they have to park on another street while their street is being repaved.

Nicholas Reed speaks about the horrible condition of Glasgow Dr. between Merrimac Ave. and Avondale St., along with most of Merrimac Ave. being half re-paved, and the crosswalks at the intersection of Merrimac Ave., Appleton St., and Biltmore St. not being fully painted. Dan would get in touch with Nicholas in the near future on this issues.

Harry Backer asked about utility work being handled by contractors that require streets to be dug up, after they were recently repaved. And is there a moratorium on such projects starting soon after a repaving job is done. Dan said that there is, and if utility companies do not comply, they can be fined accordingly.

A member of the public asked Dan what Councilmember Cate's position is on combining Community Planning Groups, Dan said he did not know of the councilmembers position on the issue.

**Item 6. Action Items**

**102. PN: 518391, TM/PDP/CUP/VAC - 3455 Atlas Street, subdivide partial First Brethren Church site on Atlas St into 8 single family residential lots. Applicant: John Leppert, [858-597-2001](#)**

Naveen begins by presenting a summary of the March PRS (Project Review Subcommittee) meeting where this item was recommended for full vote by CCPG with one deviation to add curb cuts. The PRS voted unanimously to send this project to a full CCPG Vote.

John Leppert begins his presentation by showing a tentative map of the surrounding area. The site currently houses a church that has been in the neighborhood since the 1950's. 3 sides of the property are surrounded by single-family homes. The owner has decided to sell 1 acre on the south portion of the current property.

Said acre will be divided into 8 lots. John also mentions of the one deviation which involves a common driveway which will be shared by each lot. Instead of 4 curb cuts, 2 will be placed in. The City of San Diego has a street reservation on the east side of the property. And the developer is asking that be vacated for this project. At one time, a street that dead ends on the east side of the property was to be extended across the southern acre of the church property, this did not occur however.

Margie Schmidt asked to confirm the only thing being voted on this evening is changes to the tentative map. Both John and Naveen said yes, that is what the full CCPG board is voting on tonight.

Kevin Carpenter asks if the parking lot will be included in the sale of the 1 acre of property. John said a portion of it will be.

Billy Paul asks how many parking spaces are currently on site, and how full the parking lot gets when church functions go on. He also asks if church patrons have to park on the street if the lot gets full. John did not know how many spots are currently on-site. But an equal number of spots that will be lost, will be added. He did not know either if patrons have to park on the street.

Nicholas Reed asks about square footage of the proposed lots, and will a design of the houses come back to the full CCPG board in the near future. John did not have an answer to the square footage. But continues on to say they will come back to the PRS and in turn, the board when the map is completed.

Naveen Waney reminded Nicholas that this project may not need to return to the PRS unless further deviations on the project are needed.

Delana Hardacre asks what curb cuts were going to be changed. John indicated that there were originally going to be 6 driveways total, with 4 being on Atlas St.

A member of the public asked about the driveways and if they will be privately maintained. John answered that yes, they will be privately maintained.

Nicholas Reed makes a motion to approve the tentative map with the deviation of additional curb cuts to be added. Daniel Smiechowski seconds.

**VOTE:** Motion Passes 14-0-0

**103. PN: 527680, TPM, Bayview land div of 1 parcel into 2 lots, corner of Denver Street and Clairemont Drive. Applicant: Trolley Corridor, LLC Applicant: Sean Savage, [\(858\) 634-8620](tel:8586348620)**

Naveen summarized the applicant's presentation at the March PRS meeting saying the goal was to create two different parcels. He also said that there is NO development planned on the property at this time. The PRS voted unanimously to recommend this project for a full CCPG Vote.

Sean presents a map showing the lot split proposed. And also goes into explaining the ownership of the 2 lots.

Harry Backer asks about any interests in the parcels. Sean did indicate that there are no plans for development or construction at this time.

Lynn Adams had questions regarding the previous tenants on the parcels.

Billy Paul has concerns about Denver St. being too narrow next to the property line, and if any development is planned it may cause traffic issues. He also has concerns with setback issues. Billy indicated he is opposed to separating the parcels until a project on the site is proposed. Naveen replied saying there is currently a 20ft setback on the current map next to Denver St. Billy also suggested keeping the proposed separated parcels together for better traffic flow into/out of the parcel.

Richard Jensen said he had some confusion regarding both lots being separated from the single parcel.

Kevin Carpenter asked if a billboard was still on the property. Sean said that no, no billboard is currently within their property.

Public speaker Scott Wentworth asks if the ownership of the smaller parcel has plans to develop it in the near future. Sean said yes, that was their plan.

Other members of the public stated about issues with traffic on Clairemont Dr. and gave thanks for the cleaning up of graffiti that was on the vacant buildings within the single parcel.

Naveen Waney makes a motion to approve the project as presented. Nicholas Reed seconds the motion.

**VOTE:** 12-2-0, Motion Passes (Billy Paul and Richard Jensen voted no).

**104. Morena Blvd Median Project (Margie Schmidt)**

Margie begins by explaining the city has requested to install a fence on a median on Morena Blvd. between Ashton St, and Littlefield St. It was requested that the project manager, or a representative from the City make the presentation here tonight, or be present to respond to question. However, no representatives from the City were present for the meeting. And rather than further delay the project as it is a safety issue, it was decided to proceed with discussion.

Part of the installation will include placing a new concrete surface. The city has asked CCPG for a choice between 3 different types of stamped concrete being placed. The options included no distinguishable color, San Diego Bluff, and Red Brick.

The Morena Blvd Station Area Plan Sub-committee discussed this issue and recommended the San Diego Bluff colored stamped concrete.

She goes on to explain that in 1998-99, jointly the Clairemont Town Council and CCPG examined this issue of median. And it was voted on to have cobbled medians be the standard median design within the entire Clairemont neighborhood.

Margie says she sent an inquiry to the city to see if it was possible to use the cobble for this specific project. She received no response back. She continues on to suggest that we use the cobble. However, she did say that this installation may only be temporary with the fencing being installed, and the possible re-alignment of Morena Blvd for the Mid-Coast Trolley project.

Harry Backer suggests only putting the fence up at this time, and install the concrete and cobble later.

Delana Hardacre asks what type of fence will be put in. Margie indicated that it will be chain-link.

Susan Mournian also suggests that the fence is only put up at this time.

Michael Puente asks about how dangerous this area is for pedestrians. Delana Hardacre responded that it is quite dangerous trying to cross from the west side of Morena Blvd. where parking is currently located to the storefronts on the east side of the street.

Naveen Waney said that we had no choice in the design of this fence and subsequent stamped concrete. It only came to both the Morena Subcommittee and CCPG as a courtesy.

Billy Paul said that since the city placed the parking spots on the west side of Morena Blvd, the city does need to make the area safer for pedestrians to cross. But he also said that we do need to make sure that its appearance is nice.

Richard Jensen agrees with Harry Backer on only putting the fence in at this time, along with the stamped concrete.

Nicholas supports the San Diego Bluff color and the flat stamped concrete option.

Marc Lemieux supports the stamped concrete option, and asks how tall the fence being placed in will be. Margie does not have a definitive answer, but it will more than likely be 6 feet tall.

Nicholas Reed makes a motion to support the Morena Blvd Station Plan Subcommittees recommendation of stamped concrete in the San Diego Bluff color. Susan Mournian seconds.

**VOTE:** 10-4-0, Motion Passes, (Daniel Smiechowski, Billy Paul, Kevin Carpenter, and Margie Schmidt voted no).

#### **101. Rules Subcommittee to Present Recommended By-Laws Changes (Michael Puente)**

Michael begins by explaining several items being discussed by the Rules Subcommittee at a recent meeting.

Each item that will be presented in detail will need to be voted on, unless stated otherwise. He also said he wasn't going to be going in order of the issues in the handout, rather going around speaking of the importance of issues.

Michael begins by speaking about issue #7 that recommends reducing the amount of meetings needing to attend to be eligible as a new CCPG candidate from 3 meetings to 2 attended over the last 12 regular meetings. He explains that the last by-laws update increased it to 3. But found some issues with that as meetings are not held in either August or December.

Margie Schmidt asks if its amount of meetings within a 12 month period, or 12 consecutive meetings. Michael said the proposal was for the last 12 meetings.

Michael Puente makes a motion for the meeting attendance requirement be moved from 3 to 2 consecutive meetings. Keith Hartz seconds.

After the motion was made, further discussion continued. Delana Hardacre had an issue with the change noting that it may encourage single-issue candidates possibly joining the CCPG board. Kevin Carpenter also noted that he had concerns with this potential issue as well.

Billy Paul makes a suggestion to amend the current motion on the table to include that the required amount of meetings does not include the meeting where a candidate list is announced. Richard Jensen replied that this issue is addressed under the qualifications currently.

**VOTE:** 4-10-0, Motion Fails. (Margie, Kevin, Cecelia, Billy, Keith, Naveen, Susan, Delana, Lynn, and Harry voted no)

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The next issue needing to be discussed is issue #10. Where recently it was found there was an ambiguity in the eligibility to be a candidate for a seat on the CCPG Board.

Within the current bylaws at the bottom of page 3 is language that is confusing and ambiguous. It states as follows, *"An individual may become an eligible member of the community by attending three meeting/s of the Clairemont Community Planning Group and submitting proof of residence or business ownership within the Planning Group boundaries and demonstrate qualifications to be an eligible member of the community to the planning group Secretary or Election Committee prior to the March election or at the time of voting."*

Michael makes a motion to replace the confusing/ambiguous paragraph above with the following paragraph below as read to the full CCPG board.

"An individual may become an eligible candidate if she/he can demonstrate documented attendance at three (or two if meeting requirement is changed) regular meetings of the CCPG's last 12 meetings prior to the February regular meeting. Furthermore, both candidates and voters shall demonstrate qualifications as an eligible member of the community by submitting proof of membership in the form of a (1), (2), (3) indicated above to the planning group Secretary or Election Committee. Candidates must submit aforementioned proof before the February meeting; Voters must submit proof at the time of voting."

Daniel Smiechowski seconds the motion.

Additional discussion continues from Billy Paul after the motion was made. He asks if a person is to come to the February meeting, does it not count for eligibility for the elections. Michael said that is correct. Billy continues on to say that the February meeting should count for eligibility to become a candidate of CCPG. Michael said that the ballot is finalized at the February meeting. So adding another candidate at that month's meeting is rather hard to do.

**VOTE:** 13-1-0, Motion Passes (Billy Paul voted no).

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Michael goes on to discuss issue #3 which discusses reducing the number of seats on the CCPG board from 16 to 14.

Daniel Smiechowski makes a motion to reduce to number of seats on the CCPG board from 16 to 14. Michael Puente seconds the motion.

Discussion after the motion was introduced was begun by Margie Schmidt asking how this will impact the current upcoming 2017 CCPG election in March, and how would this be implemented. Richard commented on the bylaws changes being discussed tonight are not currently finalized. They still need to go to the City for final review.



Keith Hartz noted that this was his suggestion for the reduction in membership of the CCPG board from 16 to 14 in the hope that it would produce more competitive elections, and hopefully reduce meeting times since there would only be 14 board members commenting on issues.

Billy Paul discusses about audience and membership size differences. And also speaks about the possibility of single issue candidates

**VOTE:** 10-4-0, Motion Passes, (Naveen, Susan, Delana, and Billy voted no).

Michael continues next to discuss issue #5, which speaks about CCPG members expected to serve on a standing or ad hoc subcommittee during their term, or serve as an officer of CCPG.

He says the current paragraph on page 17 as follows is rather confusing, *“Each member will be asked by the Chair/is expected to serve on a standing or ad hoc subcommittee during their term or will be encouraged to serve as an officer of the CCPG.”*

Michael recommends that the paragraph be changed to as follows, *“Each member is expected to serve on a standing or ad hoc subcommittee during their term or will be encouraged to serve as an officer of the CCPG.”*

Michael Puente makes a motion to accept the changes to the new sentence depicted above. Margie Schmidt seconds the motion.

**VOTE:** 14-0-0, Motion Passes

Michael continues on with issue #9, which talks about Subcommittee Memberships, and clarifying who qualifies to serve on a subcommittee. Currently the requirements include that a person must either live, own property, or own a business to be a candidate. Doing business in Clairemont does not qualify.

Michael’s recommendation is to add a sentence to the last paragraph in page 12 to say, *“Members of all subcommittees must qualify as a member of the community.”*

Michael Puente makes a motion to add the new sentence to page 12 regarding subcommittee memberships. Richard Jensen seconds.

Discussion after the motion was brought beings with Margie Schmidt requesting that current subcommittee members be grandfathered into this new requirement. Billy Paul says unless approved by the subcommittee or CCPG, the members of the public should be part of the Clairemont community.

Public speaker Jason Young reminds the board that there may be stakeholders outside of the neighborhood that are experts in the matters discussed.

**VOTE:** 4-10-0, Motion fails.

(Keith, Naveen, Nicholas, Delana, Cecelia, Harry, Daniel, Billy, Susan, and Lynn voted no).

Michael next discusses issue #12, which discusses the CCPG Election Voting hours. No recommendations were given at the subcommittee meeting.

Michael makes a motion to make the hours be between 12:00pm and 6:00pm on Election Day. Keith Hartz seconds the motion.

After the motion was made, Nicholas Reed started discussion suggesting a different location for the poll to be at, and a later end time. Naveen Waney says he agrees with the 12:00pm-6:00pm hours. Daniel Smiechowski suggests that we not change the hours. Richard asks what voting hours are of other Planning Groups within the city, Michael replies saying that it varies from having elections during meetings, or much shorter durations of

time than currently being proposed by the motion on the table. Billy Paul says Council Policy 600-24 says polls can be open during meetings.

**VOTE:** 9-5-0, Motion Passes. (Delana, Susan, Lynn, Daniel, Richard voted no).

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Michael continues on to discuss issue #1, which speaks about the protocol for CCPG member behaviors at meetings. He quotes 2 passages from the bylaws.

The first passage is from page 7 and is as follows, *“No member shall be permitted to disturb the public meeting so as to disrupt the public process as set forth on the planning group’s agenda.”*

The second passage is from page 17 and is as follows, *“Conduct of Members: All members of the Committee will conduct themselves in a civil and courteous manner.”*

Michael’s recommendation is to review the bylaws regarding these issues when a new chairperson of CCPG is appointed at the April meeting. And any member who has an issue with another member of CCPG should speak to the new chairperson.

Michael Puente tabled issue #1 until another time.

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Michael speaks about issue #2, which talks about the scenario where the number of candidates is less than or equal to the number of open seats on the CCPG board, elections in that instance are a foregone conclusion. A suggestion was to reduce the polling hours.

Michael says that the city would probably not allow this. And makes a motion to take no action on this matter. Nicholas Reed seconds.

**VOTE:** 14-1-0, Motion passes, (Naveen Waney voted no).

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The next issue Michael talks about is issue #6, which speaks about the lack of representation from the East Clairemont area. He says Council Policy 600-24 allows planning groups to divide up planning groups into specific neighborhoods, and requires members to be from each district. He continues on to say that this could complicate elections.

Michael Puente makes a motion to take no action on this issue at this time. Nicholas Reed seconds.

**VOTE:** 14-0-0, Motion Passes.

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Finally, Michael speaks about issue #11. Which discussed about the Chairperson’s Duties, Rights, and Responsibilities. Michael says the discussion around the issue was based on the Chair’s ability to limit discussion time. Currently non-agenda comments, and action item comments from the public are limited to 2-minutes of speaking time. While for CCPG members, there is currently no time limit set to comment either on non-agenda or other items presented.

Michael Puente makes a motion to take no action on this issue at this time. Nicholas Reed seconds.

**VOTE:** 14-0-0, Motion Passes

## **Item 7. Informational Items**

### **201. CCPG 2017 Election Results** (Naveen Waney)

Naveen reports that 56 residents from the neighborhood voted in the 2017 election. All 7 candidates on the ballot received at least one vote. And all members on the ballot won another term as a CCPG member. Those members included, Daniel Smiechowski, Chad Gardner, Richard Jensen, Margie Schmidt, and Nicholas Reed. Two new members were also elected to the CCPG board. Those gentlemen are Gary Christensen, and Jason Young.



**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chair Report – Keith Hartz** – Keith spoke about a letter that was written up by Lynn Adans regarding the De Anza Revitalization Plan, it was sent recently to the Mayor.

**Vice-Chair/PRS Report – Naveen Waney** – Naveen reports that at the March PRS meeting that the Coastal Trailer RV Park redevelopment was presented to the subcommittee. It is a 6-acre site that will have 150 high-end rental units. They are requesting a zone change with the city to allow 29 units per acre. The 30ft height limit has been met, and does exceed open space and parking requirement the city has. They will be returning to future PRS meetings with more information.

The other item present at the PRS meeting was the Horizon Fellowship site being redeveloped into a branch of the High-Tech charter schools. They discussed the conditional use permit and it is very early in the process to discuss specific details. They will be returning soon to future meetings to discuss the project

**Balboa Station – Harry Backer** – No Report

**Morena Corridor Specific Plan Ad Hoc Sub Committee, Margie Schmidt** – Margie said the next Morena Subcommittee meeting was postponed until May. They will be discussing the release of the draft specific plan for the corridor.

**MCAS Miramar – Cecelia Frank** – Cecelia Frank reported that at the most recent Miramar Community meeting, they discussed the airspace that encompasses the San Diego Area.

**Treasurer – Delana Hardacre** – Delana reported that there is \$229.61 in the CCPG Bank Account.

**Community Plan Update – Susan Mournian** – Susan reminded the board that the next Community Plan Update meeting to be held on the 2<sup>nd</sup> Tuesday in April at 6pm at Cadmen Elementary School. There is also a planned community workshop on April 22<sup>nd</sup>, with the location of that to be announced at a later time.

**Clairemont Town Council – Delana Hardacre** – Delana announced that tickets for the annual Clairemont Garden Tour are on sale now. It will be held the first Saturday in May.

**Parking/Transportation/Mobility – Nicholas Reed** – No Report

**By-Laws – Michael Puente** – No Report

**Adjournment at 8:57 PM**

**The next meeting will be held on April 18<sup>th</sup>, 2017, 6:30pm at Cadman Elementary School.**