

## Clairemont Community Planning Group

Minutes of the Meeting of  
 June 20, 2023  
 Meeting Held at the Cathy Hopper Clairemont Friendship Center  
 4425 Bannock Ave, San Diego, CA 92117

P Nicholas Reed - <b>Chair</b> P Marc Mytels - <b>Secretary</b>	P Glen Schmidt A Ryan Tabuco	P Ian Grooms	P Lori Carpenter L Billy Paul
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P - Present    A - Absent    L-Late

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

Nicholas called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was present. Quorum was established at 6:07 p.m. with 5/7 members 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:**

- Michael Dwyer: Michael gave a detailed presentation on the status of the Purewater Project, which is a state-of-the-art water recycling project which will augment San Diego’s water supply. Michael presented several detailed slides with maps and timelines of the project. Also presented were where current disruptions to traffic were occurring due to the project’s construction.

**Committee Members:**

- Ian Grooms: I [Ian] am pleased that we have moved to the Cathy Hopper Friendship Center due to its ability to accommodate larger groups. I favor a permanent relocation of meetings to this center. I would like to express that I also favor the system of roll call voting at CCPG meetings, and I hope that we will return to a system of roll call voting once we select a vice chair. I am also pleased to report that the Executive Towers building on Mt. Alifan Dr. is being repainted. However, I believe that paint alone cannot resolve the longstanding issues present at this nearly vacant building. The space is underutilized and an eyesore. As such, I feel that it should be torn down and repurposed. I hope that the demolition and repurposing of Executive Towers will be either a standalone project that comes before the board, or included in the community plan update. We must maximize opportunities for necessary redevelopment in Clairemont. Finally, I would like to announce that I intend to run for the CCPG vice chair position, as well as the Parking and Transportation chair position. As a former intern at San Diego City Hall, I know how government works. I intend to use that knowledge to conduct effective meetings which adhere to the principles of democracy in partnership with the rest of the board. I have a deep interest in transportation and have successfully advocated for street repaving and ADA curb ramp installations. I know how to get projects done. I want to use my position to advocate for our community and improve our transportation system as a whole. Thank you.
- Billy Paul: Missed a few CCPG meetings due to recent injuries; expressed his support for needle exchange programs and explained why he supports such programs.

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

- None

#### **Item 4. Reports to Committee**

- **Project Review Subcommittee (PRS): Glen**
  - Next meeting will be July 12<sup>th</sup> in Room #2 at the North Clairemont Community Center, agenda is still TBD.
  - New board members are needed on the PRS subcommittee
- **Treasury:**
  - Position vacant
- **Parking and Transportation:**
  - Position vacant
- **Airports:**
  - Position vacant
- **Secretary: Marc**
  - Still working out kinks of moving to the new meeting venue at the Cathy Hopper Clairemont Friendship Center
- **Vice Chair:**
  - Position vacant
- **Bylaws:**
  - Ryan Trabuco not present
- **MCAS Miramar**
  - Position vacant
- **Sgt at Arms: Lori**
  - No Report
- **Chair: Nicholas**
  - Nicholas acted as chair of the last Community Planners Committee (CPC) meeting
  - CPC will meet again on June 29<sup>th</sup> in Balboa Park
  - The Cathy Hopper Center may be a venue for future CPC meetings
- **Social Media**
  - Position vacant
- **Capital Improvement Projects (CIPs): Ian**
  - Many Clairemont streets, including Genesee Avenue, are now being repaved as part of Asphalt Resurfacing Group 1901. Two Clairemont projects, which are the Genesee Avenue Sidewalk project and the Milton St/Burgener Blvd intersection improvement project, have received additional funding. Multiple other Clairemont CIPs are now in construction. At the most recent CPC meeting, staff encouraged community members to fill out a survey in order to identify needed community improvement projects. They also mentioned that non-profits will be more so involved in the CIP prioritization process. Please go to [www.sandiego.gov/equity-forward](http://www.sandiego.gov/equity-forward) for information about when the survey will be posted. Finally, the revised draft library master plan was published on June 14. I [Ian] was disappointed to see that all of Clairemont's libraries will not be renovated or reconstructed. The highest level of library improvements that will be completed in Clairemont will be maintenance. By contrast, wealthier communities with newer libraries have been prioritized for more comprehensive renovations. The upside is that each library in Clairemont will receive some type of investment, but I feel that the most effective solution to addressing our woefully inadequate and neglected libraries is to reconstruct them all. I hope that the City will consider reconstruction for all three Clairemont Libraries when it revises this draft master plan. Finally, our CIP committee will tentatively be meeting next Tuesday, June 27, at 6pm in (tentatively) this room, the Cathy Hopper Clairemont Friendship Center. Members of the public are encouraged to attend and share their thoughts about what should be prioritized. Thank you.

**Item 5. Approval of Meeting Minutes from May CCPG meeting:**

- May meeting be approved with the stipulation that a line regarding EMF be struck. Approved by Glen, Ian, Lori, Marc and Nicholas; abstained by Billy.

**Item 6. Council Representative Reports**

**District 2 Council Report, Carrie Munson, Community Liaison, [cmunson@sandiego.gov](mailto:cmunson@sandiego.gov)**

- Carrie not present
- At future CCPG meetings, Manuel Reyes [MaReyes@sandiego.gov](mailto:MaReyes@sandiego.gov) will be reporting on issues affecting Clairemont south of Balboa Ave. Carrie will be reporting on issues affecting Clairemont north of Balboa Ave.

**District City of San Diego Mayor's Office Neighborhood Representative Report, Kohta Zaiser, Clairemont Community Liaison, [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov)**

- The following was submitted via email:
  - Only item to report out is the passage of the Unsafe Camping Ordinance (UCO). After nearly 10 hours of Council last Tuesday, UCO passed 5-4. It'll come back to Council for its second reading on June 27. There was an amendment made to begin enforcement 30 days after the first Safe Sleeping site at 20th and B opens up, so we're looking at roughly an end of July/beginning of August timeline on implementation.
  - As a reminder, Unsafe Camping will make amendments and additions to the San Diego Municipal Code to prohibit tent encampments citywide when there is shelter available. Additionally, it will prohibit unauthorized tent encampments (regardless of shelter availability) at locations considered to be high risk to public health and safety, including:
    - within two blocks of K-12 schools;
    - within two blocks of a shelter;
    - along trolley tracks and transportation hubs;
    - City parks;
    - canyons;
    - and waterways like the San Diego river.

**City of San Diego Planning Department Update, Marlon Pangilinan, City of San Diego, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**

- Mandatory annual training for all existing and new planning group members was held the previous week. Make-up training is available online.
- All planning groups must reapply to gain recognition by the City Council. Resources to complete the process are available online. Due by December 31, 2023.
- Planners might not be able to attend all in-person meetings due to many meeting being held concurrently
- Questions included using stipend money to pay for Zoom meetings, hybrid meetings, status of the Community Plan and the course of action once the Community Plan is released.

**Item 7. Consent Agenda**

- None

**Item 8. Action Items**

- **801: CCPG Officer Nominations**
  - Ian nominated for Vice Chair
    - Approved by all in attendance
  - Lori nominated for Sgt at Arms
    - Approved by all in attendance
  - Nicholas will act as a temporary Treasurer until the position is filled

- Ian nominated for Parking and Transportation Chair
  - Approved by all in attendance
- **802: CCPG Candidate Statements**
  - Suzanne Smith
    - Longtime Clairemont resident; grew up in Clairemont. Has been a Clairemont homeowner for the past 23 years.
    - Is a parent with two children.
    - Employed as a technical writer for a software company
    - Is an avid dog walker in her neighborhood, knows many of her neighbors and enjoys hiking local trails.
    - Has volunteered for numerous local organizations.
    - Interested in housing issues (e.g. homelessness, ADUs, short term rentals, affordable housing)
    - Would like to join PRS and would like to give back to the Clairemont community
  - Drew Lambert
    - Longtime Clairemont resident; grew up in Clairemont. Has been a Clairemont homeowner for the past 7 years.
    - Is a parent with three children.
    - Employed as a real estate developer, has knowledge of issues affecting property stakeholders
    - A concern was raised about Drew being a real estate developer, which might be a conflict of interest. Drew said his company is active outside of San Diego city limits and he would recuse himself when necessary. Other board members in the past have been involved with the real estate industry and it has not been a problem since those board members recused themselves when appropriate.
  - Tarah Griep
    - Grew up in Clairemont
    - Has experienced living in several metropolitan areas (New York, San Francisco, Washington DC). Returned to Clairemont about a year ago.
    - Has the unique perspective of being a property renter in Clairemont
    - Is a new parent
    - Interested in issues affecting new parents, such as parks and usable sidewalks
    - Is an avid bicycle rider
  - Motion for Suzanne, Drew and Tarah join the CCPG board
    - Approved by all in attendance
- **803: Residence at 2343 Garfield Drive - PTS:657970**
  - Dominic Ballerino [dominic@ballerinodeesign.com](mailto:dominic@ballerinodeesign.com) from Ballerino Design presented
  - The application is to subdivide a .32 acre lot into two separate lots and construct a single family home with an attached ADU on the new lots.

- Several detailed rendering and elevations of the proposed home were displayed including a rendering depicting the view from Western Hills Park
- Design of the home attempts to maximize views of Western Hills Park, accommodate the steep slope on the property and coexist with existing native flora & fauna found on the property
- Due to the steep slope on the property, many engineering challenges are needing to be met
- The project was approved during the prior week's PRS meeting, with the following stipulations:
  - A rendering of the property as it would appear from Western Hills Park be included in the presentation to the main CCPG group
  - An updated version of the City of San Diego's Cycle Issues Report document be made available
  - Explore adding additional parking for ADU residents.
- The following questions and concerns were raised:
  - Development fees
  - Retaining wall heights
  - Brush management to comply with fire regulations
  - A drain (Type D-25) on the sidewalk in front of the property makes the pathway non-contiguous and may impede ADA access
  - An elevation displayed grass/turf that is not part of the actual design. Dominic stated that designs are still not 100% finalized as the project is under review and comments are being incorporated into the design
  - Views into neighbors' properties were not minimized
  - 30-foot height limit may be exceeded due to ambiguities derived from the slope on the lot
  - Excavations may weaken hillside possibly jeopardize adjacent homes
  - Rooftop deck, large windows and wrap-around balcony may disrupt neighbors' privacy
  - Protections for wildlife and rare plants
  - Fire plans meeting City of San Diego specifications
  - Landscaping use drought tolerant plants and native species.
- Motion to approve project with the following stipulations:
  - Rooftop deck be removed
  - Maximize neighbors' privacy by minimizing the size of west-facing windows and remove the west side balcony
  - Remove the D-25 drain/curb outlet on the sidewalk in front of the property
  - Revise landscape plan
  - Approved by Glen, Ian, Marc and Nicholas; declined by Lori; abstained by Billy. Motion passed.

**Item 9. Information Items**

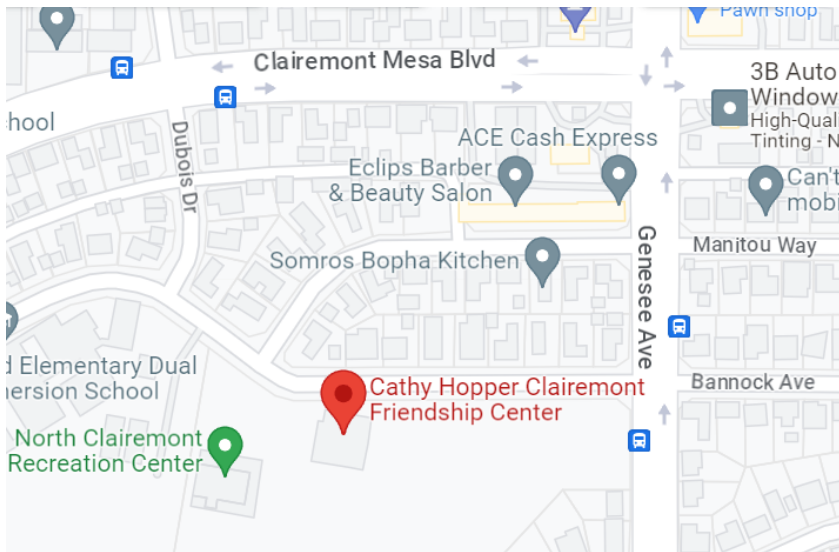
- None

**Item 10. Workshop Items**

- **1001: Create a CIP (Capital Improvement Projects/Programs) Subcommittee**
  - Ian Grooms will chair the new CIP Subcommittee
  - Erin Cullen and Nicholas Reed volunteered to join the new subcommittee
  - Meeting is tentatively scheduled next week to take place in Room #2 of the North Clairemont Recreation Center
  - An agenda has been prepared by Ian
  - CIP pertains to City of San Diego funding of infrastructure improvements to public facilities such as streets, bike lanes, parks, dog parks and libraries. CIP subcommittee will help prioritize which public facilities get funding.

**Adjournment at 7:58 PM**

**The next meeting will be held on Tuesday July 18, 2023 at 6:00 PM at the Cathy Hopper Clairemont Friendship Center, 4425 Bannock Ave, San Diego, CA 92117. (<https://goo.gl/maps/jkb4sftrQ1jm9oQj6>)**



**Note: Location subject to change, please see the meeting agenda for finalized location**