

Clairemont Community Planning Group

Minutes of the Meeting of
January 17, 2023
Meeting Held via Zoom Meeting Platform

P Nicholas Reed - Chair P Briar Belair - Vice Chair P Marc Mytels - Secretary P Cecelia Frank – Treasurer	P Abbie Hawkins A Erin Cullen	P Brett Montgomery P Glen Schmidt	P Lori Carpenter P 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 6:03 p.m. Roll call was taken and a quorum was present. Quorum was established at 6:05 p.m. with 9/10 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 – 1. Pure Water Construction continues on Genesee and in the Bay Park Elementary School area. 2. After 6 years of planning, the Vinya Wine Bar and Yoga Studio is now open on Balboa Ave. 3. Construction of an approved retail outlet in the Sprouts parking lot on Genesee has begun. 4. Clairemont residents will be receiving the green waste recycling bins sometime in January or February.
- Lori Saldana - Brought awareness to the poor conditions at Veterans Administration Hospitals and plight of homeless veterans; encouraged the community to lend support to homeless residents.

Committee Members:

- Glen – Clairemont is largest community in San Diego without any public art from the City of San Diego
- Marc – Recent rains have uncovered many potholes and praise for the new North Tecolote playground at Mission Bay
- Billy – Brought awareness to the poor conditions at Veterans Administration Hospitals.
- Nick – 1. MTS advisory committee will be held on January 19th. 2. Homeless residents have been placed in jeopardy by flooding along the San Diego River. 3. Trash pickup has been spotty during the past few weeks. 4. Tony Kempton has passed away. Tony worked at the city planning department and has worked with CCPG members in the past.

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

- None

Item 4. Reports to Committee

• **Project Review Subcommittee (PRS): Glen**

- Met on Jan 11th and discussed the 13-home single-family home development proposal for Mt Albertine Ave.
- The Tsumiki School and cell towers will be discussed at next PRS meeting on Feb 8th

- **Treasury: Cecilia**
 - Cecilia will deliver a written report
- **Parking and Transportation: Brett**
 - No updates at present time
- **Airports: Nicholas**
 - Over 23,000 operations recorded at Montgomery Field in November, a difference of -12% when compared to November 2021
 - Over 284,000 operations year to date for 2022 at Montgomery Field
- **Community Planners Committee (CPC): Nicholas**
 - CPC will meet January 24th; will need new minute taker due to Tony's passing
- **Secretary: Marc**
 - Minutes delivered to South Clairmont library
- **Vice Chair: Briar**
 - Will discuss CCPG elections later in the meeting
- **Bylaws: Abbie**
 - No updates at present time
- **MCAS Miramar: Cecilia**
 - Cecilia will deliver a written report
- **Social Media: Nicholas**
 - Will end his social media activities, will send email requesting applicants to resume activities

Item 5. Approval of Meeting Minutes from October and November CCPG meetings:

- Request from Nicholas for CCPG meeting attendees to submit all their ideas while items are being discussed at the CCPG meeting; not during the discussion of the Meeting Minutes at subsequent CCPG meetings.
- Motion to approve October CCPG meeting minutes:
 - Approved: Brett, Briar, Cecilia, Glen, Marc, Lori, Abbie; Declined Nicholas; Abstained: Billy
- Motion to approve November CCPG meeting minutes:
 - Approved: Brett, Briar, Cecilia, Glen, Marc, Nicholas, Lori, Abbie; Abstained: Billy

Council Representative Reports

District 2 Council Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov

- Street Vendor ordinance is now in effect in the Beach Communities
- Councilmember Campbell is now the chair of the Community and Neighborhood Services Committee. Councilmember Campbell is also a member of the Public Safety committee and the Environment committee.
- Councilmember Campbell's budget priorities and The Campbell Chronicles newsletter are available online
- Community Program Project Services (CPPS) grant funds are available
 - CTC Foundation used the fund for the Morena banner project.
 - Bike Clairemont used the funds to build bike paths in several Clairmont Canyons
 - Funds were used for electric transformer box paintings
 - Funded Clairemont Family Day
- The Java with Jen activity, a one-on-one meeting with Councilmember Campbell will restart in February
- A State of the District meeting will be held at Mesa College on February 23rd.
- Chief of Staff will investigate lack of public art in Clairemont. Topic will be brought up at next staff meeting.

- Potholes on Clairemont Drive and Morena Bl are a known problem
- Missed trash collection is a known problem. Attempts to hire more collection staff are underway. The Get It Done app may be used to notify a missed collection. An interactive map displaying trash delays is available on the Get It Done app.
- Green Waste composting is now available.

District City of San Diego Mayor's Office Neighborhood Representative Report, Kohta Zaiser, Clairemont Community Liaison, ZaiserK@sandiego.gov

- The Mayor delivered a State of The City address, highlighted progress since pandemic but acknowledged work is still needed in San Diego. Four priorities are housing, homelessness, public safety and infrastructure
- 283 miles of roads will be repaved, a 40% increase over the past 2 years
- City opened up 9 new parks, 15 more parks were improved. Plans are to open 13 more parks and improve 18 additional parks
- Crime has decreased overall by 7% in 2022; property crime down by 9% and violent crime has decreased by 13%
- Police department fully funded, investments being made in officer recruitment and retention
- Homelessness outreach and shelter services have been expanded. Since 2022, 658 shelter beds have been added. 2200+ people have gotten off the street and have found permanent housing
 - Acknowledged that every for 10 people who get off the street, 13 new people become homeless and get on the street
- New permits were issued for 5000 new homes, 7000 more permits are in the pipeline for approval, including the Sports Arena and Civic Center area projects
- Mayor signed an executive order to get permitting process streamlined for low-income housing permits to be approved in 1 month, down from 6 to 12 months
- Kathy Hopper senior center ended Covid operations, will return to the Parks & Recreation department to meet community needs; was a big hub in Clairemont community before Covid
- Questions and concerns included:
 - How to help homeless residents; could information on accessing services be quickly given out via a flier or QR code.
 - Ambulance service could use improvements
 - SDG&E price increases

City of San Diego Planning Department Update, Marlon Pangilinan, City of San Diego, mpangilinan@sandiego.gov

- Revised Community plan is still in the works. Release date is not determined; Marlon will emphasize to his management the plan has not been released for a year.
 - Attention is being placed to make the plan be compliant with the city's climate and transit plans
- Teleconferencing mandates will end in February, possibly requiring return to in-person meetings

Item 6. Consent Agenda

- None

Action Items

- **802: Mt Albertine Single Family Home Project:**
 - Hugo Casteneda HugoHKdesign@outlook.com from HK Design and Consulting presented a proposal for building 13 new single-family homes near Mt Albertine Ave and Salizar St.
 - Detailed maps and home renderings were presented, all compiled by renowned professionals

- Proposal contains several acknowledged zoning code deviations
- Emphasis placed on preserving the hillsides surrounding the new homes
- On-Street and cul-de-sac design discussed. Wetland area currently occupies proposed cul-de-sac location. Off-site mitigation of wetland loss is proposed.
- Stormwater will be channeled underground; will be serviced by water and sewer infrastructure on Mt. Albertine Ave.
- Public notice has been posted at the site and has been upgraded after recent rains
- The following questions and concerns were raised:
 - Foot traffic through the canyon and potential damage to preserved hillsides
 - Mitigation of wetland loss is insufficient due to location of mitigation likely to be located outside of Clairemont
 - Designs of walkways from a security standpoint; fire hydrant locations not depicted on maps thus limiting number of available parking spaces
 - Lack of diverse designs of houses may give a “ticky-tac” appearance to the project
 - Cul-de-sac radius may be too small if cars allowed to park in cul-de-sac. Much of new street will need to have red curbs and will have inadequate number of needed parking spaces
 - Proposed infrastructure to handle stormwater flooding may be inadequate; photos of recent rains depicted intensity of flooding in the area. Longtime area residents have witnessed intense flooding at the project site, particularly during El Nino years.
 - Ground in wetland area may be unsuitable for building due to decades of urban water runoff; sinkholes may be a concern.
 - Loss of habitat for migratory birds and other wildlife in the wetland area
 - Proposal is for luxury homes when San Diego is in need of more affordable housing
 - As depicted on provided maps, possibility remains for street to be built connecting Mt Albertine Ave to Boyd Ave.
 - State of wetland area does not appear to be much more degraded than wetlands in nearby Tecolote Canyon
 - Low density housing might not be suitable when transit infrastructure in the area is enhanced in the future
 - Suggestion made that the site could be used as a mitigation site for other projects in San Diego
- Motion was made to approve the project
 - Approved: Briar Cecilia, Glen, Lori; Declined: Abbie, Billy, Marc, Nicholas; Absent: Brett
 - Due to the 4 - 4 tie vote, the official position of the CCPG is that no affirmative motion was passed for the project (per Marlon Pangilinan)

- **803: Return to In-Person CCPG Meetings:**

- Briar Belair, CCPG Vice Chair presented
- Committee to facilitate the return to in person meetings met in November
- Hybrid approach was initially determined to not be feasible
- Proposed plan was to alternate months with in-person meetings with Zoom meetings (i.e. one month hold an in-person meeting, the following month hold a Zoom meeting). Clairemont Town Council (CTC) currently uses such an arrangement.
- Meeting venue has not been finalized. North Clairemont rec center has been made available to the CCPG although its size might not be sufficient
- Having an alternate meeting location was suggested
- Concerns about in-person meetings included
- Zoom has proven to make meetings much easier for the public participate in
- Hybrid meetings are possible with iPhones; technical hurdles should not be difficult to overcome

- Boys & Girls club is available but may charge \$100 per meeting
- Per AB361, using Zoom exclusively for meetings will not be allowed after February
- Motion made to table the discussion of return to in-person meetings until March CCPG meeting
 - Approved by all in attendance

Information Items

- **901: Convert former Rite-Aid to a Clairemont Central Library**
 - Ian Grooms iangrms1002@gmail.com, a Clairemont resident presented
 - City staff has acknowledged Clairemont's libraries are insufficient for current community needs, including Councilmember Campbell
 - Current Clairemont libraries are aging and two of the libraries have no room for expansion
 - The former Rite Aid location has many facilities conducive to housing a library, including its central location
 - Selling the current library sites could be used to finance a new library at the former Rite-Aid location. Additional funding sources from the state of California may be available.

- **902: Clairemont Microgrid Electric Utility Project**
 - Tony Cruz ACruz7@sdge.com, SDG&E Public Affairs Manager presented
 - Proposal is to restructure the current electric infrastructure as a Microgrid, an arrangement which has proven to increase reliability. Includes the use of batteries to increase grid efficiency and reliability.
 - Facilities will be located at the current SDG&E substation located at Chateau Dr. and Derrick Dr. No new land acquisition will be needed. A similar facility operated by SDG&E is located near the Ramona Airport.
 - Batteries to be used are Lithium-Iron-Phosphate batteries which are not prone to explosions, unlike the Lithium-NMC batteries, which are prone to thermal-runaway explosions. Firefighting facilities will be located on the microgrid site as an extra precaution.

- **903: Rose Canyon Safe Lot**
 - Kohta Zaiser ZaiserK@sandiego.gov Clairemont Community Liaison presented
 - Proposal is for a safe lot for homeless residents, located at the northern end of the City ops yard located at 3775 Morena Bl. Land is owned by the City so no land acquisition is needed.
 - A safe parking lot is a facility for unsheltered residents to live in their vehicles in a clean and safe environment. Services and personnel to help residents transition into housing will be available at the site
 - Will be operated by Jewish Family Services, which also operates Safe Lots on Balboa Ave, Aero Drive and Mission Village Drive
 - In Rose Canyon, up to 60 households are expected to be housed, which includes 19 trailers and 18 standard vehicles
 - Expected to be operational at end of January. Currently has one year of funding.
 - Funding will be from County's Capital Emergency Housing Program
 - Safe lot will utilize previously unused stationary trailers that were given to the city as a Covid response
 - On-site security will be provided. Code of conduct, including no drugs, alcohol or fighting, will be enforced

- **904: CCPG Board Elections**
 - Briar Belair, CCPG Vice Chair presented

- Will work with Marlon to find if can just appoint interested persons to board positions since number of open positions exceeds the number of applicants
- May amend by-laws to allow a smaller number of board members

Adjournment at 8:51PM

The next meeting will be held on Tuesday February 21, 2023 at 6:00 pm via Zoom Meeting Platform.