

CLAIREMONT COMMUNITY PLANNING GROUP

PROJECT REVIEW SUBCOMMITTEE

Minutes for October 13, 2021

Item 1: Called to order on Zoom at 6:06 pm by chair, KC. Roll call: KC, GS, BB, CC, NR (seated for this meeting) present. MS joined meeting at 6:15 pm. SM, CG absent. Quorum present.

Item 2: Non-Agenda Public Comment – None.

Item 3: Modifications to Agenda – None.

Item 4: Approval of July 2021 Minutes. Motion made by NR to approve minutes, seconded by GS. Vote: 6-0-0, Motion passes.

Item 5: **ACTION ITEMS**

501. 674122 – T-Mobile Monongahela – Applicant: Mark J. Linman Previously at CCPG PRS for ATT at same location (faux palm). Property at end of street overlooking I-52. Removing existing popsicle stick antennas (21' tall), replacing with broadleaf faux tree antenna (26' tall). T-Mobile at this location since 1995. Previously landscaped, no additions or changes d/t lack of available space. Will be completed within 3 years.

Motion by NR to approve, second by MS. Vote: 6-0-0, motion passes.

502. 692291 – Carson St. Easement Vacation – Applicant: Eric Malcom Presentation by owner of home x 12 yrs. Easement originates in south-east corner of neighbor's property, runs diagonally towards north-west of this property. No utilities or swale, easement never used by city. Desires to build his 4200 sq ft, 2 story "dream home" including an approx. 800 sq ft ADU at back corner. Property does not extend to Balboa Ave, stops at top of slope. Vacation of easement is just for this property, not neighbor's.

GS: Appreciate applicant's transparency.

KC: Plans for property have no bearing on decision before PRS.

Motion by GS to approve, second by NR. Vote: 6-0-0, motion passes.

503. 684822 – Balboa Ave SDP – Applicant: Dan S. Biggs PE Not present.

Opportunity for comments even though no presenter. No action to be taken.

GS: Concerned about protection of canyons including small finger canyons. Plan calls for grading in area below Clairemont High School football field/parking lot on south side of Balboa Ave. Creates a 1.4 acre pad, fills up to 60' high. Unclear how access to site would occur unless from an adjacent residential lot.

MS: Site is in TPA but is >1 mile walking distance to Balboa trolley station.

KC: No project at present other than a "receiving site for soil".

Public comments: Not associated with any known adjacent property owners per a neighbor. Are some homeless currently in the canyon; concerns re fire hazard. Grading project has no time frame.

Item 6: INFORMATION ITEMS – None

Item 7: WORKSHOP ITEMS:

701. PRS Membership/Officer Openings

CG & SM have resigned from CCPG board.

GS nominated for Vice Chair, seated without objections.

NR seated as public member without objections.

Additional public seats available on PRS; interested individuals encouraged to contact chair.

Adjourned at 7:01pm