

CLAIREMONT COMMUNITY PLANNING GROUP

PROJECT REVIEW SUBCOMMITTEE

APRIL 12, 2023 MEETING MINUTES

Item 1 Called to order at 6:03pm. Roll call: KC, MS, GS, RB, & MM present. CF & BB absent.

Item 2 Non-Agenda Public Comment:

KC inquired re info about Clairemont Square redevelopment discussed on NextDoor. No information is available.

GS noted that City Chevrolet site on Morena Blvd has been sold to UCSD for development of staff and educator housing. Also noted that PRS only has 2 CCPG board members at present; will need to solicit new board members to sub committee to maintain majority per by-laws.

Item 3 Modifications to Agenda: None.

Item 4 Approval of Minutes: RB made motion to approve Feb. 8, 2023 minutes, second by KC. Vote: 5-0-0, motion passes.

Item 5 Information Items: None.

Item 6 Consent Agenda: None.

Item 7 Action Items:

7A – AT&T Cell Tower, 6555 Balboa Ave (Harold Thomas & Justin Causey presenting)

Proposing to construct a 10' x 10' tower, 60' tall, on street side of the existing church with adjacent 8' tall CMU structure to house equipment. Finish colors and faux windows to match the church. (Communion Church will be repainting this building to match different newer structure on the property.) Plans and simulations provided, including new landscaping only adjacent to cell tower structures.

Unable to co-locate on nearby monopole, but this site may have future co-location ability.

30' height limit thus needs Process 5 (City Council Approval) to exceed. Will improve coverage; AT&T has contract for First Net (federal system for emergency responders).

Questions and concerns by PRS members re: encroachment in set-back, proposed structure out of scale and poorly integrated into the site, non-compliant with Community Core CPIOZ standards, landscape highlighting rather than camouflaging structure, etc.

Motion by MS to continue item, applicant to consider slimmer tower located out of setback, behind building, even if some loss of parking; provide detailing to roof of tower and landscaping of entire street front. Second by KC. Vote: 5-0-0. Motion passes.

Meeting adjourned at 7:13pm.

