

**From:** Susan Mournian <smournian@gmail.com>

**Sent:** Friday, July 16, 2021 6:36 AM

**To:** Pangilinan, Marlon <MPangilinan@sandiego.gov>; Naveen Waney <nwaney@plattwhitelaw.com>; Galloway, Tait <TGalloway@sandiego.gov>; Tomlinson, Tom <TomlinsonT@sandiego.gov>

**Cc:** Shiner, Jonathan <JShiner@sandiego.gov>; Munson, Carrie <CMunson@sandiego.gov>; Zaiser, Kohta <ZaiserK@sandiego.gov>; Erin Cullen <ecullen2003@yahoo.com>

**Subject:** CPU Public Comments

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I don't believe in renegotiating deals after the fact which we are being asked to do as an advisory committee.

The significant impact of Accessory Dwelling Unit Ordinance (October 2020), Complete Communities (December 2020) and the CPIOZ San Diego Tennis and Racquet Club (June 2021) indicate to me that something material was somehow hidden from the community decision makers (CCPG).

The unexplained delays in releasing the draft document brings into question the competency on the city side of the CPU, the motives of the mayor and others who pushed the plan update using those delays to create time for the creation of the ACU Ordinance, Complete Communities and the SDTRC CPIOZ after the subcommittee had concluded its work on time (March 2020) as required by city staff.

Any calculations about upzoning throughout the various Focus Areas are therefore rendered inaccurate due to the significant and sweeping changes initiated by the city after the fact.

One glaring example is the potential addition of 200 or more units to Focus Area 8 via the SDTRC CPIOZ which means that particular area has a potential for 1000 units.

If I recall correctly the streets in this immediate area received F grades during the Morena Specific Plan process.

I have requested from city staff guidance about amending the Focus 8 unit count by a reduction of 200 units (June 2021). To date I have not received the courtesy of a reply from staff.

The changes contained within Complete Communities dealing with zero parking, density and heights would have made the subcommittee consider different options had this committee been informed while it was still actively meeting.

A concept contained within "Communities of Concern" which directs DIF going outside our area while we accept the transit oriented density is also something which the subcommittee did not know.

The failure of Protea to execute has left the Clairemont Trolley Station with no parking. The blighted land at this site has degraded our community for over twenty years and seems likely to remain an eyesore.

In conclusion the CPU as it stands now is a flawed document which should not receive the approval of the CCPG.

**From:** George Henderson <george.henderson@gmail.com>

**Sent:** Friday, July 16, 2021 2:50 PM

**To:** Susan Mournian <smournian@gmail.com>

**Cc:** Pangilinan, Marlon <MPangilinan@sandiego.gov>; Naveen Waney <nwaney@plattwhitelaw.com>; Galloway, Tait <TGalloway@sandiego.gov>; Tomlinson, Tom <TomlinsonT@sandiego.gov>; Shiner, Jonathan <JShiner@sandiego.gov>; Munson, Carrie <CMunson@sandiego.gov>; Zaiser, Kohta <ZaiserK@sandiego.gov>; Erin Cullen <ecullen2003@yahoo.com>

**Subject:** [EXTERNAL] Re: CPU Public Comments

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Just a couple of suggestions noted below **in red** for what it's worth.

Not to wordsmith, I just feel that the paragraphs are too clinical. After all of this time you should and you deserve to be able to express your emotions. Passionately express your feelings of betrayal. From high hopes and congenial working together at the outset; slowly evolving to secretive actions that clearly originated in a war room. Transition of staff so they are no longer community allies, just going through the motions and protecting their careers. "Strong Mayor" means death to local committees like ours. etc.

On Jul 16, 2021, at 6:36 AM, Susan Mournian <[smournian@gmail.com](mailto:smournian@gmail.com)> wrote:

**I am chairperson of the Sub-Committee which worked on the Clairemont Community Plan Update. After five years, I've acquired a lot of knowledge and experience. Not everything has been pleasant. I demand and deserve at least ten minutes to set the stage for any following discussion before, perhaps, motions are made.**

**I don't believe in renegotiating deals after the fact which we are being asked to do as an advisory committee.**

**The significant impact of Accessory Dwelling Unit Ordinance (October 2020), Complete Communities (December 2020) and the CPIOZ San Diego Tennis and Racquet Club (June 2021) indicate to me that something material was somehow hidden from the community decision makers (CCPG). I am feeling betrayed**

**The unexplained delays in releasing the draft document brings into question the competency on the city side of the CPU, the motives of the mayor and others who pushed the plan update using those delays to create time for the creation of the ACU Ordinance, Complete Communities and the SDTRC CPIOZ after the subcommittee had concluded its work on time (March 2020) as required by city staff. I am feeling suspicious**

Any calculations about upzoning throughout the various Focus Areas are therefore rendered inaccurate due to the significant and sweeping changes initiated by the city after the fact.

One glaring example is the potential addition of 200 or more units to Focus Area 8 via the SDTRC CPIOZ which means that particular area has a potential for 1000 units. **All of the sub-committee's discussions regarding up-zoning used outdated assumptions, and have been rendered null and void.**

If I recall correctly the streets in this immediate area received F grades during the Morena Specific Plan process. **The EIR revealed many circulation failures but the City refused all mitigation. They disrespected and lied to all of us by calling it "Significant and Unavoidable"**

I have requested from city staff guidance about amending the Focus 8 unit count by a reduction of 200 units (June 2021). To date I have not received the courtesy of a reply from staff.

The changes contained within Complete Communities dealing with zero parking, density and heights would have made the subcommittee consider different options had this committee been informed while it was still actively meeting.

A concept contained within "Communities of Concern" which directs DIF going outside our area while we accept the transit oriented density is also something which the subcommittee did not know.

The failure of Protea to execute has left the Clairemont Trolley Station with no parking. The blighted land at this site has degraded our community for over twenty years and seems likely to remain an eyesore.

In conclusion the CPU as it stands now is a flawed **and already outdated** document which should not receive the approval of the CCPG.

**The City has NEVER received public comment for the plan as it exists today. They have taken advantage of the pandemic to avoid the inconvenience of true community participation. I AM OUTRAGED!!! This is a sham; and a mockery of the system. Shame on the Mayor's Office. Shame on his staff. And may god help us if this BIG LIE is allowed to proceed.**

**"I move that the CCPG REJECT THE DRAFT CLAIREMONT COMMUNITY PLAN WITHOUT FURTHER DISCUSSION."  
DO I HAVE A SECOND?**

**When Glen attempts to "clarify" , simply clarify what "zero discussion" means. Make it clear that you have little patience for amendments to your motion.**

**If the thing passes, make a motion to close this item and move on to the next agenda item.**

**Idea for a second motion:**

**"I move that the CCPG RE-Certify our 1989 Community Plan for two years, to allow the City time to partner with the CCPG in a collaborative way to produce a document that reflects current laws and values the input of Clairemont's citizens."."**

July 19, 2021

Marlon I. Pangilinan  
City of San Diego  
Planning Department  
9485 Aero Drive, M.S. 413  
San Diego, CA 92123  
mpangilinan@sandiego.gov

RE: City of San Diego – Public Review Draft Clairemont Community Plan, dated May 2021

Dear Mr. Pangilinan,

We appreciate all the hard work that you and City of San Diego (City) Staff have put into this important planning process for the Clairemont community. Your time and consideration of our comments and questions are greatly appreciated. We are excited about the proposed community plan update and look forward to being part of a vibrant neighborhood.

Our families collectively own the properties in the Clairmont Community Planning area that are designated as the Tecolote Gateway Village, encompassing approximately 3 acres located on Knoxville St. More specifically:

Kenton Properties LLC:	APN 436 020 42
Village North, LLC Properties:	APN 436 030 19 & APN 436 030 24

Our properties are located directly across W. Morena Blvd from the Tecolote MTS Trolley station. At this station, SANDAG has already constructed sidewalks to connect the station to Knoxville and Tecolote Road. This is one of the Transit Priority Areas designated in the draft Clairemont Community Plan. This area is an important link to the trolley as well as to Mission Bay Park for the adjacent neighborhoods.

We covered a number of topics on our call June 16, 2021, and very much appreciate your time. We would like to confirm some of the items we discussed, and we are also providing some additional comments for the City to consider in the final version of the Clairemont Community Plan update.

Our comments are as follows:

1. Please confirm if all properties west of Savannah up to West Morena Blvd are proposed to have a maximum density of 54 dwelling units per acre (it is hard to read the map).
  - a. We recommend a different color or graphic in the plan to more easily distinguish between the two zones in the Tecolote Gateway Village.
2. Please confirm you proposed an implementing zone of CC-3-7 with a Neighborhood Village Designation.

3. Please confirm if the City of San Diego plans to adopt both the Community Plan and zoning changes simultaneously.
4. Once the zoning changes have been adopted to allow residential use of more than 20 dwelling units per acre, please confirm if the following is accurate:
  - a. Our properties will be eligible for the Housing Solutions regulations
  - b. Our properties will qualify for Complete Communities Zoning
  - c. Our properties will be designated as a Transportation Priority Area
5. Could you please confirm that in the draft plan, you are proposing not to change the current 30-foot height limit over our properties; currently, the draft plan would allow the Coastal Height Limit Overlay Zone to remain in effect for our sites. Our concern is that under Complete Communities we would only be able to achieve a maximum building height of 60 feet, with additional setbacks required in your design element the density allowed by zone or under Complete Communities could not be achieved. Setbacks require more height to achieve density levels. We are concerned that this limitation would not meet with the State and City goals to provided housing in Transit Priority Areas.
6. Can you confirm that Savannah St. would be maintained as a public street along the east property line of our parcel to allow access into the property, and that curb cuts along Knoxville will not be allowed according to the draft plan.
7. The proposed linear Park plan along the flood channel in the draft plan is challenging in our opinion. Part of this City owned parcel is leased to Armstrong Nursery and is not available to link the channel to Morena Blvd. Also, how would the park improvements be paid for? Is the City responsible for building the link? This area has a large homeless problem and is a security risk to the neighborhood as well. Could you please comment.

In closing, we are generally supportive of the draft Clairemont Community Plan; however, we feel the proposed 30 ft. height limit over our Gateway neighborhood is limiting and not consistent with implementing the goals of the City/State for transit-oriented housing. The Tecolote Gateway Village is a valuable link to housing, transportation, recreation and mixed-use urban development that is lacking in the community now. Our property is closely linked to the Morena Specific Plan developments. This is a rare opportunity to implement State and City goals for urban housing development adjacent to a transit hub, which is much needed considering our State's housing crisis. We hope that you will consider our request to remove the 30 ft. height limit overlay in Transit Priority Areas.

We look forward to your response to our comments and questions, please feel free to contact us at any time.

Sincerely,



Brian Walsh  
Village North, LLC



Erin Walsh  
Village North, LLC



Art Bleier  
Kenton Properties, LLC



Coastal Canyon Fire Safe Council  
P.O. Box 17034  
San Diego, CA 92117  
CoastalCanyonFSC.org

July 19, 2021

Marlon Pangilinan  
San Diego City Planning Department  
9485 Aero Drive, M.S. 413  
San Diego, CA 92123

RE: Clairemont Community Plan Update

Mr. Pangilinan:

The Coastal Canyon Fire Safe Council exists to educate and assist the community in wildfire prevention and protection of life and property, and with Clairemont being the heart of our Fire Safe Council, we have reviewed the CPU, Facilities element, relating to fire safety.

The following is our submission regarding our concerns regarding fire and life safety for the Clairemont Plan area. We would like the following included in Draft CPU commentary.

Thank You,

Lisa Johnson  
Chair, Coastal Canyon Fire Safe Council

**Draft CPU, Section 5.1, Public Facilities, Services & Safety**

I. On page 149 the Draft CPU states "*public facilities serving Clairemont are sufficient to meet the community's needs*" and points to the table 5.1.

**Fire safety services and facilities in this area are insufficient, and need to be reevaluated.** The following confirms this assertion:

**A. National Fire Protection Agency fire code states adequate staffing for fire personnel as 1 fire fighter per 1,000 residents.**

- Clairemont fire stations staff 12 fire fighters for over 81,000 residents, or 6,750 persons per fire fighter
- Densification will increase demand and lengthen response times in every EMS category

**B. Response times in Clairemont exceed SDFRD Standards of Coverage & The City of San Diego’s 2018 General Plan (PF-D.1.).**

- 1<sup>st</sup> responder unit is to be on emergency site in 7:30 minutes of initial call (SDFRD Standards of Coverage audit, 2017). Currently SD Fire is meeting that goal 74% of the time. (see table below PF-D.1. 2018 City General Plan)
- Clairemont’s stations (25, 27, & 36) response times fluctuate between 8-9:19 minutes over the last 3 years. Though improving, Clairemont’s existing density—just over 6,000 people per sq. mi.—coupled with incoming increased population, displays a need for more FD coverage.

TABLE PF-D.1 Deployment Measures To Address Future Growth by Population Density per Square Mile

	>1,000-people/sq. mi.	1,000 to 500 people/sq. mi.	500 to 50 people/sq. mi. *	Permanent open space areas
1 <sup>st</sup> Due Travel Time	5 minutes	12 minutes	20 minutes	10 minutes
Total Reflex* Time	7.5 minutes	14.5 minutes	22.5 minutes	12.5 minutes
1 <sup>st</sup> Alarm Travel Time	8 minutes	16 minutes	24 minutes	15 minutes
1 <sup>st</sup> Alarm Total Reflex*	10.5 minutes	18.5 minutes	26.5 minutes	17.5 minutes

\*Reflex time is the total time from receipt of a 9-1-1 call to arrival of the required number of emergency units.

- Two coverage audits commissioned by the City in 2010 & 2017 both found response times to be inadequate *throughout the city*. Clairemont is not immune to these delays. \*
- Additional stations are cited as the best way to fill response time gaps.  
(Source: Standards of Response Cover Review, Citygate 2017)

\*The CCFSC would like to echo the finding of these reports and note that our fire-fighters have shown remarkable response times for all measures within their control. External factors are the main culprit of response time delays (e.g. traffic)

**C. The City’s General Plan PF-D.5. specifically states stations should be reassessed at time of Community Plan Updates AND/OR when such stations are attending more the 2,500 calls/year.**

**Both currently apply to the Clairemont plan area and specifically Station 36.**

The City’s 2018 General plan PF-D.2. states:

- “Determine fire station needs, location, crew size and timing of implementation as the community grows.
- Use the fire unit development performance measures (based on population density per square mile) shown in Table PF-D.1 to plan for needed facilities. Where more than one square mile is not populated at similar densities, and/or a contiguous area with different density types aggregates into a population cluster area, use the measures provided in Table PF-D.2.

**TABLE PF-D.2 Deployment Measures To Address Future Growth by Population Clusters**

<b>Area</b>	<b>Aggregate Population</b>	<b>First-Due Unit Travel Time Goal</b>
Metropolitan	> 200,000 people	4 minutes
Urban-Suburban	< 200,000 people	5 minutes
Rural	500 - 1,000 people	12 minutes
Remote	< 500	> 15 minutes

- Reflect needed fire-rescue facilities in community plans and associated facilities financing plans as a part of community plan updates and amendments.”

General plan PF-D.5. also states:

- “Maintain service levels to meet the demands of continued growth and development, tourism, and other events requiring fire-rescue services.
- Provide additional response units, and related capital improvements as necessary, whenever the yearly emergency incident volume of a single unit providing coverage for an area increases to the extent that availability of that unit for additional emergency responses and/or non-emergency training and

maintenance activities is compromised. An excess of 2,500 responses annually requires analysis to determine the need for additional services or facilities.”

Unit	FIRE	RESCUE	Emergency Medical Response	Urgent Medical Response	Non-Emergency Medical Response	HAZARD	EVENTS	SERVICE	OTHER	Total Responses	90% Percentile Response Time	Total Time Spent
E132	1	-	4	-	-	1	-	-	-	6	09:53	1:16:06
E14	421	43	3,144	105	25	281	-	15	4	4,038	07:28	1111:54:18
E147	-	-	4	-	1	2	-	-	-	7	10:09	3:07:58
E15	166	37	1,714	59	20	197	-	12	-	2,205	07:36	627:51:36
E151	2	1	23	-	-	3	-	-	-	29	06:51	8:12:52
E16	78	10	619	65	2	160	-	7	-	941	10:23	338:40:27
E17	451	49	4,846	149	39	344	-	25	-	5,903	06:37	1604:08:07
E18	346	45	1,674	66	14	245	-	10	-	2,400	07:39	660:31:49
E19	547	46	3,003	53	17	227	-	12	3	3,908	06:53	1171:36:47
E20	321	52	3,351	111	39	264	-	13	1	4,152	08:21	1157:14:37
E201	236	58	2,639	95	30	253	12	6	4	3,333	06:34	929:55:05
E21	296	46	2,571	95	22	324	-	9	1	3,364	08:12	907:54:57
E22	105	42	1,396	97	8	206	-	10	1	1,865	08:44	630:12:06
E23	191	32	1,933	71	16	178	-	10	1	2,432	07:52	902:51:14
E24	108	31	1,043	131	7	305	-	9	1	1,635	09:26	523:50:40
E25	219	34	1,616	100	10	206	-	8	-	2,193	08:17	711:21:05
E26	287	41	2,441	55	34	176	-	12	-	3,046	07:12	946:33:58
E27	209	49	1,888	116	5	206	-	8	1	2,462	08:37	764:43:45
E28	233	44	2,361	83	15	380	-	8	3	3,127	08:49	920:18:31
E29	241	27	3,933	97	37	160	-	8	-	4,503	07:11	1250:03:28
E30	219	28	2,370	77	23	143	-	10	1	2,871	07:16	865:18:06
E31	133	61	1,272	85	5	160	-	7	-	1,723	08:22	561:31:59
E32	112	15	2,196	88	20	123	-	3	-	2,557	08:07	768:07:55
E33	91	28	2,017	199	8	238	-	10	-	2,591	08:29	764:57:11
E34	60	60	980	92	2	95	-	7	-	1,296	08:00	503:32:09
E35	175	93	2,395	192	10	714	-	10	2	3,591	09:31	1144:37:03
E36	196	41	2,084	130	20	203	-	9	1	2,684	07:55	856:22:14

(2020)

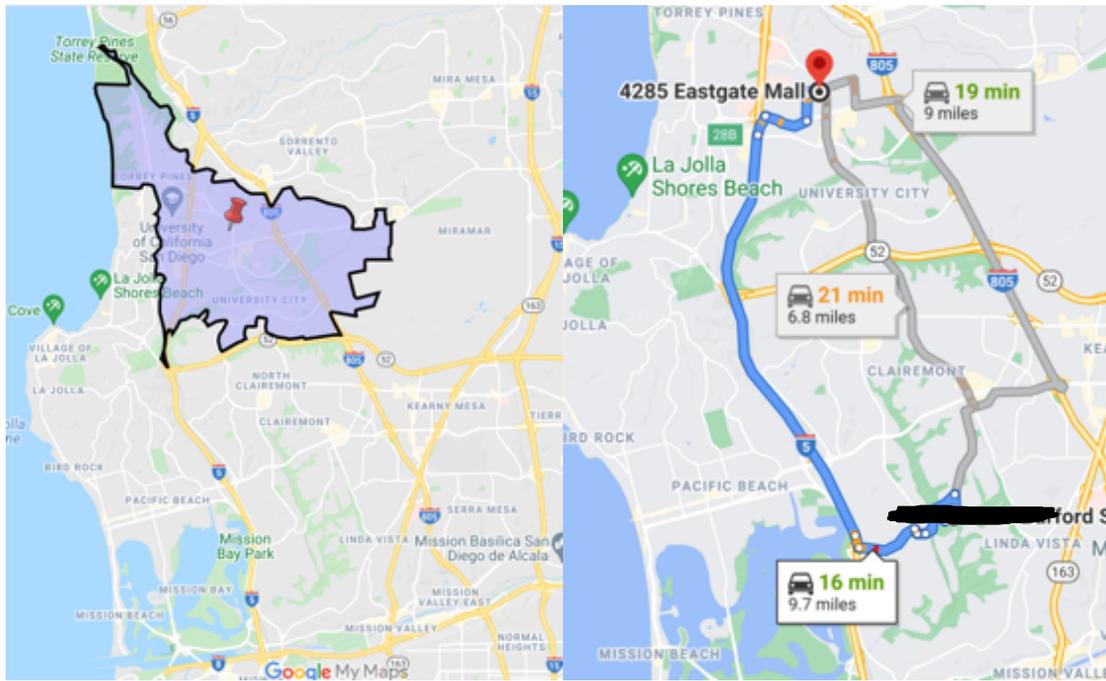
Unit	FIRE	RESCUE	Emergency Medical Response	Urgent Medical Response	Non-Emergency Medical Response	HAZARD	EVENTS	SERVICE	OTHER	Total Responses	90% Percentile Response Time	Total Time Spent
E21	173	38	2,930	112	34	273	-	14	3	3,577	07:53	944:36:40
E22	117	23	1,446	82	9	217	-	5	-	1,899	08:31	635:21:56
E23	198	34	2,195	92	25	265	-	8	-	2,817	07:38	962:06:42
E239	-	-	-	-	-	1	-	-	-	1	-	0:05:08
E24	78	34	1,225	161	10	336	-	10	-	1,854	09:20	605:01:59
E25	204	17	1,781	91	26	190	-	13	-	2,322	09:14	743:57:03
E26	302	26	2,627	97	39	202	-	12	-	3,305	07:18	1067:02:57
E27	221	27	2,087	156	15	181	-	9	-	2,696	08:54	805:38:42
E28	225	55	2,531	101	19	404	-	14	1	3,350	08:30	1010:27:22
E29	173	21	3,736	112	35	138	-	13	1	4,229	07:12	1233:22:43
E30	175	36	2,246	115	25	171	-	11	1	2,780	07:14	831:00:05
E31	130	44	1,320	103	10	193	-	7	2	1,809	08:10	631:24:57
E32	89	11	2,013	86	18	113	-	8	1	2,339	07:48	734:00:37
E33	87	25	2,200	220	14	229	-	6	-	2,781	08:34	839:14:17
E34	43	34	944	86	9	102	-	7	-	1,225	07:42	461:08:08
E35	184	91	2,917	210	22	835	-	10	1	4,270	09:59	1299:50:32
E36	217	21	2,127	165	27	197	-	16	-	2,770	08:14	858:04:55

(2019)

- D. The nearest fire station with appropriate wildfire fighting equipment (brush rig) is more than 6 miles from central Tecolote Canyon bring response times for a wildfire to 15 or more minutes at peak traffic times.

The Draft CPU states:

*“The City of San Diego has 11 brush fire apparatus throughout the city, with the closest one located approximately 2 miles from Clairemont located at Fire Station 35 in the University community. Additionally, two firefighting helicopters are available at Montgomery Field for any brush fire responses.”*



(Station 35 coverage area & travel time to Tecolote Canyon; next closest brush rig is RB)

- Air team (helicopters) referred to in the Draft CPU as viable response units, while huge assets, take close to 35-45 minutes to get airborne.
- The 2018 City’s General Plan, section PF-D.12. (e.) states the city will *“Provide adequate fire protection. (see also PF-D.1 and PF-D.2)”*

**E. Almost 1/3 of Clairemont’s 13+ sq. miles are WUI (Wildland-Urban Interface) and requires special consideration for fire services, especially with increasing density.**

- Areas where open space intersect with development is called a Wildland-Urban Interface or WUI.

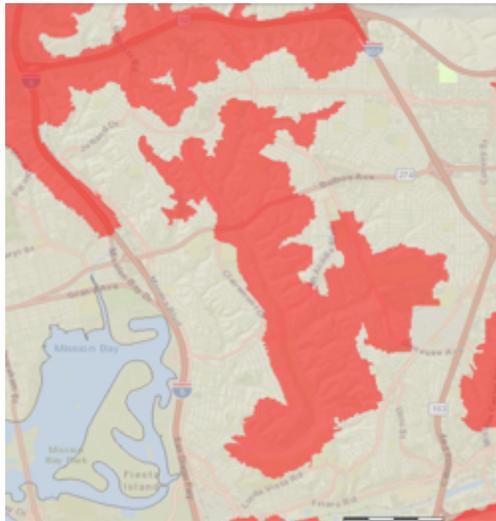
*A WUI is defined by the State as: “a zone of transition between unoccupied land and human development.” Or anywhere that urban development meets “undeveloped wildland or vegetative fuels”, like Clairemont’s canyons.*

(Source: CALFIRE)

- Clairemont is riddled with WUI land, where our neighborhoods border dry brush and steep hillsides. There are specific building code requirements for WUIs.

(Source: <https://wildfirerisk.org/reduce-risk/land-use-planning/>)

**F. 2.14 sq. miles of open space canyons are considered Very High Fire Hazard Severity Zones and requires special consideration for fire services.**



- Clairemont hosts 2.14 square miles of open space canyons, the entirety of which is considered by CALFIRE a Very High Fire Hazard Severity Zone (VHFHSZ).

“The very high fire hazard severity zones are located throughout the City. Inclusion within these zones is based on five factors:

1. density of vegetation;
2. slope severity;
3. 5-minute fire department response time;
4. road class/proximity and proximity to fire hydrants;
5. CAL FIRE’s vegetation cover and fire behavior/fuel spread model.”

(Source: City of San Diego General Plan, 2018)

- VHFHSZ means that it is very difficult to fight fires in these areas due to obvious factors of limited accessibility, slope steepness, etc.

The 2018 City’s General Plan, section PF-D.12. clarifies and prioritizes VHFHSZs:

- “Protect communities from unreasonable risk of wildfire within very high fire hazard severity zones.
- PF-D.12. a. Assess site constraints when considering land use designations near wildlands to avoid or minimize wildfire hazards as part of a community plan update or amendment. (see also LU-C.2.a.4)”
- Wildfire risks in Clairemont area require specific brush fighting equipment (brush rig).

**G. Fire stations renovations/rebuilds were highlighted as a top need in the previous CPU (1990) and Facilities Finance Plan (2002), and remain uncompleted.**

**These identified areas of concern and financing have not been adequately resolved.**

- The previous CCPG chair prioritized fire station 25, 27, & 36 renovations in regards to the Facilities Finance Plan for Clairemont, from 2002. (see below)
- Our 3 stations have not been renovated or modernized (station 25 built in 1953; station 27 built in 1959; station 36 built in 1969). All 3 stations are cramped, aged, and dilapidated and will not house newer, larger or wildfire-specific vehicles.



(52-year-old Station 36)

CLAIREMONT - MESA



PLANNING

COMMITTEE

March 19, 2002

Cheryl M. Robinson  
Project Manager  
Planning and Development Review  
CITY OF SAN DIEGO  
202 C Street, MS 4A  
San Diego, CA 92101

**Subject: The Clairemont Mesa Public Facilities Financing Plan**

Dear Ms. Robinson:

Thank you for the opportunity to submit the facilities financing priorities for the area represented by the Clairemont Mesa Planning Committee. These projects cover the many improvements needed by Clairemont Mesa as reflected in the 1990 Clairemont Mesa Community Plan. As former Chairman of the Clairemont Mesa Planning Committee, Tim Graves said in his submittal on July 18, 1989, "The Community of Clairemont is in need of many improvements for its people." While some progress has been made since 1989, much more is still required to properly support the needs of our residents.

The following is a general description of the projects by specific category. Two detailed lists are attached as Appendix A (Priorities by Category) and Appendix B (Priorities Combined).

**General Description**

**FIRE STATION PROJECTS**

- In the Clairemont Mesa planning area there is an unfunded need of \$3.9 million for fire station projects to adequately serve the population based on the buildout of the currently adopted community plan.
- The three existing fire stations on Clairemont Drive (27), Chateau Drive (36), and Chicago Street (25) all require substantial improvements before initiating the design and construction of a new site near Garnet Avenue and Mission Bay Drive. Station 27 requires renovation, while stations 36 and 25 require reconstruction. All projects are required in order to provide adequate coverage of their service areas. See A and B.

**LIBRARY PROJECTS**

- In the Clairemont Mesa planning area there is an unfunded need of \$21.1 million for library projects to adequately serve the population based on the buildout of the currently adopted community plan.
- Because we believe good libraries are critical to our community, we have ranked them at the top of all unfunded projects. These projects include the expansion of all three existing libraries – Clairemont Branch, Balboa Branch and North Clairemont Branch. Substantial improvements are required if they are to meet the needs of the Clairemont community.

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4975 Milton Street, San Diego, California 92110

- Station rebuild and renovations were further outlined in the previous Facilities Finance Plan (2002) below.

CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**PROJECT: CM-F2**  
COUNCIL DISTRICT: 6  
COMMUNITY: CLAIREMONT MESA

TITLE: FIRE STATION 27 - RENOVATION

DEPARTMENT: FIRE

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
1,700,000	UNIDENTIFIED								
1,700,000	TOTAL	0	0	0	0	0	0	0	0

M=Materials

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE RENOVATION OF FIRE STATION #27, AT 5064 CLAIREMONT DRIVE.

**JUSTIFICATION:** THIS PROJECT IS REQUIRED TO MAINTAIN ADEQUATE COVERAGE OF THE SERVICE AREA.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO COMMUNITY AND GENERAL PLANS:** THIS PROJECT IS CONSISTENT WITH THE CLAIREMONT MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



AD

CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM

**PROJECT: CM-F3**  
COUNCIL DISTRICT: 6  
COMMUNITY: CLAIREMONT MESA

TITLE: FIRE STATION 36 - RECONSTRUCTION  
(80% PARTICIPATION)

DEPARTMENT: FIRE

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
800,000	UNIDENTIFIED								
800,000	TOTAL	0	0	0	0	0	0	0	0

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE RENOVATION OF FIRE STATION #36, AT 5855 CHATEAU DRIVE. THE REMAINING 20% OF THE \$1,000,000 TOTAL COST WILL BE PROVIDED FOR BY THE KEARNY MESA COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS REQUIRED TO MAINTAIN ADEQUATE COVERAGE OF THE SERVICE AREA.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

**RELATIONSHIP TO COMMUNITY AND GENERAL PLANS:** THIS PROJECT IS CONSISTENT WITH THE CLAIREMONT MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



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**The Coastal Canyon FSC would respectfully make the following assertions regarding the Draft CPU and request the City of San Diego take adequate measures to ensure fire and life safety for the residents of the Clairemont Plan area.**

**The need for adequate fire protection has increased dramatically and will continue to do so throughout San Diego. The Community of Clairemont, with WUI and VHFHSZ designations, incoming density, and aging facilities, begs reassessment of fire services, including stations modernization and wild fire equipment to serve the existing and incoming community, and sufficiently protect the community's open space from wildfire.**

**More specifically we ask that:**

1. Previous CPU priorities be met: Stations 25, 27 & 36 need renovation &/or re construction,
2. Previous CPU priorities be met: Renovations/reconstruction of our stations is configured into the Facilities Finance Plan and prioritized,
3. The City of San Diego honor the fire safety elements set forth in the 2018 General Plan with appropriate fire and life safety financing, particularly densifying WUI/VHFHSZ areas like Clairemont,
4. One of our stations be outfitted with a Brush Engine (Type III) or similar.

**Thank you for considering the fire safety needs of the Clairemont community and plan area.**

Sincerely,

Lisa Johnson  
Chair, Coastal Canyon Fire Safe Council

## Sources & Citations

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<https://www.sandiego.gov/sites/default/files/cy20-station-responses.pdf>

<https://censusreporter.org/profiles/79500US0607315-san-diego-county-west-central-san-diego-city-centralclairemout-kearny-mesa-puma-ca/>

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<https://wildfirerisk.org/>

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