AGENDA HIGHLIGHTS

- PRESENTATION ON SAN DIEGO REGIONAL ECONOMY

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

YOU CAN LISTEN TO THE BOARD OF DIRECTORS MEETING BY VISITING OUR WEBSITE AT SANDAG.ORG

MESSAGE FROM THE CLERK

In compliance with Government Code §54952.3, the Clerk hereby announces that the compensation for legislative body members attending the following simultaneous or serial meetings is: Executive Committee (EC) $100, Board of Directors (BOD) $150, and Regional Transportation Commission (RTC) $100. Compensation rates for the EC and BOD are set pursuant to the SANDAG Bylaws and the compensation rate for the RTC is set pursuant to state law.

MISSION STATEMENT

The 18 cities and county government are SANDAG serving as the forum for regional decision-making. SANDAG builds consensus, makes strategic plans, obtains and allocates resources, plans, engineers, and builds public transit, and provides information on a broad range of topics pertinent to the region's quality of life.

San Diego Association of Governments · 401 B Street, Suite 800, San Diego, CA 92101-4231
(619) 699-1900 · Fax (619) 699-1905 · sandag.org
Welcome to SANDAG. Members of the public may speak to the Board of Directors on any item at the time the Board is considering the item. Please complete a Speaker's Slip, which is located in the rear of the room, and then present the slip to the Clerk of the Board seated at the front table. Members of the public may address the Board on any issue under the agenda item entitled Public Comments/Communications/Member Comments. Public speakers are limited to three minutes or less per person. The Board of Directors may take action on any item appearing on the agenda.

Public comments regarding the agenda can be sent to SANDAG via comment@sandag.org. Please include the agenda item, your name, and your organization. Email comments should be received no later than 12 noon, two working days prior to the Board of Directors meeting. Any handouts, presentations, or other materials from the public intended for distribution at the Board of Directors meeting should be received by the Clerk of the Board no later than 12 noon, two working days prior to the meeting.

In order to keep the public informed in an efficient manner and facilitate public participation, SANDAG also provides access to all agenda and meeting materials online at www.sandag.org/meetings. Additionally, interested persons can sign up for e-notifications via our e-distribution list at either the SANDAG website or by sending an email request to webmaster@sandag.org.

SANDAG operates its programs without regard to race, color, and national origin in compliance with Title VI of the Civil Rights Act. SANDAG has developed procedures for investigating and tracking Title VI complaints and the procedures for filing a complaint are available to the public upon request. Questions concerning SANDAG nondiscrimination obligations or complaint procedures should be directed to SANDAG General Counsel, John Kirk, at (619) 699-1997 or john.kirk@sandag.org. Any person who believes himself or herself or any specific class of persons to be subjected to discrimination prohibited by Title VI also may file a written complaint with the Federal Transit Administration.

In compliance with the Americans with Disabilities Act (ADA), SANDAG will accommodate persons who require assistance in order to participate in SANDAG meetings. If such assistance is required, please contact SANDAG at (619) 699-1900 at least 72 hours in advance of the meeting. To request this document or related reports in an alternative format, please call (619) 699-1900, (619) 699-1904 (TTY), or fax (619) 699-1905.

SANDAG agenda materials can be made available in alternative languages. To make a request call (619) 699-1900 at least 72 hours in advance of the meeting.

SANDAG offices are accessible by public transit. Phone 511 or see 511sd.com for route information.

Bicycle parking is available in the parking garage of the SANDAG offices.

Los materiales de la agenda de SANDAG están disponibles en otros idiomas. Para hacer una solicitud, llame al (619) 699-1900 al menos 72 horas antes de la reunión.

如有需要，可以SANDAG议程材料翻译成其他语言。

请在会议前至少72小时打电话 (619) 699-1900 提出请求。
BOARD OF DIRECTORS  
Friday, September 9, 2016

ITEM NO.  

1. PUBLIC COMMENTS/COMMUNICATIONS/MEMBER COMMENTS

Public comments under this agenda item will be limited to five public speakers. Members of the public shall have the opportunity to address the Board on any issue within the jurisdiction of SANDAG that is not on this agenda. Other public comments will be heard during the items under the heading “Reports.” Anyone desiring to speak shall reserve time by completing a “Request to Speak” form and giving it to the Clerk of the Board prior to speaking. Public speakers should notify the Clerk of the Board if they have a handout for distribution to Board members. Public speakers are limited to three minutes or less per person. Board members also may provide information and announcements under this agenda item.

REPORTS

+2. PRESENTATION ON SAN DIEGO REGIONAL ECONOMY (Ray Major)  
INFORMATION

Staff will provide an overview of the San Diego economy and an update on the TransNet 2016 bond issuance.

+3. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS 
PURSUANT TO GOVERNMENT CODE SECTION 54956.8 (Chip Willett, 
Bender Rosenthal; Sandra Brower, Higgs Fletcher & Mack; 
John Haggerty, Ryan Kohut)

The Board of Directors will be briefed by the SANDAG real property negotiation team on the status of negotiations with Protea Properties, LLC, regarding the price and terms of payment of a potential settlement to acquire real property at 2565 Clairemont Drive, San Diego, CA 92117 (Assessor Parcel No. 430-030-59-00), for use by SANDAG to construct the Mid-Coast Corridor Transit Project.

+4. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT 
EXPOSURE TO LITIGATION PURSUANT TO GOVERNMENT CODE 
SECTION 54956.9(d)(2) – FIVE POTENTIAL CASES (John Kirk)

The Board of Directors will be briefed on written claims filed on behalf of Carmen Colin, Michael Pereira, Greg Trinadad, Denay Trinadad, and Edward Delude, who are alleging impaired use and enjoyment of their properties due to the construction of the East Palomar Street Direct Access Ramp, Transit Station, and Park & Ride.

5. CONTINUED PUBLIC COMMENTS

If the five speaker limit for public comments was exceeded at the beginning of this agenda, other public comments will be taken at this time. Subjects of previous agenda items may not again be addressed under public comment.
6. UPCOMING MEETINGS

The next Board Business meeting is scheduled for Friday, September 23, 2016, at 9 a.m.

7. ADJOURNMENT

+ next to an agenda item indicates an attachment

* next to an agenda item indicates that the Board of Directors also is acting as the San Diego County Regional Transportation Commission for that item
In July, the Board of Directors authorized the issuance of up to $350 million of fixed-rate bonds to continue advancing the TransNet Early Action Program. SANDAG was able to secure a AAA rating for the bond issuance from two national bond rating agencies – Standard & Poor’s and Fitch. Following a series of investor meetings in Boston and New York in early August, SANDAG successfully sold $325 million par (total proceeds of $400 million plus) at an all-in total interest cost of 3.29 percent. It was the lowest borrowing cost for TransNet bonds to date. SANDAG had more than 50 investors, the largest of which was Franklin, which requested $220 million in bonds.

The top bond ratings and market for the 2016 TransNet bonds were due in part due to the strength of the San Diego regional economy. This report provides an overview of the San Diego economy and summarizes the economic section of the 2016 Series A bond-rating presentation prepared for Standard & Poor’s and Fitch.

Discussion

History of the San Diego Economy

Once characterized as a sleepy Navy town, and later as a tourist destination, San Diego’s regional economy has diversified and matured over the last 75 years. The population has increased from less than 300,000 to more than 3.2 million residents who now call the San Diego region home. Before World War II, almost 60 percent of jobs in the local economy were in traditional sectors such as Manufacturing, Construction, Finance, and Retail and Wholesale Trade; by 1990, that figure had shrunk to about 50 percent, and today it is less than 40 percent. The military also accounted for about 20 percent of the region’s employment in 1940 (and ballooned to nearly half during the early 1950s), but today is only 8 percent despite San Diego’s steady military presence.

The San Diego Economy in Present and the Future

The San Diego region is uniquely poised for continued growth and prosperity well into the 21st century. Blessed with a beautiful natural environment, 70 miles of coastline, mild weather, and plethora of outdoor activities, the city is often referred to as “America’s Finest City,” a moniker that pays tribute to the intrinsic amenities that make San Diego one of the most desirable places to live and work in the nation, and one to which most people would consider relocating.
From a demographic perspective, San Diego is ethnically diverse, with residents that are younger than the national average, richer in terms of per capita income, and better educated with more college and advanced degrees. This offers employers a highly skilled workforce, and forecasts for the next 20 years show a growing population, adding roughly 30,000 residents annually, increasing the regional base for taxable retail sales.

The San Diego job base and economy continues to diversify over the 2050 forecast period, and the housing market that took a significant hit during the Great Recession has since recovered to pre-recession levels. The region enjoys a diverse $219 billion economy with strong employment growth. Many of the region’s jobs are clustered in employment centers, which are areas in the county that contain high concentrations of commercial activity and generate the majority of the economic activity in the region. As we learn more about the nature of the jobs in these employment centers, and who works in them, we can make more informed planning decisions.

Sectors of the San Diego Economy

The San Diego economy is balanced and not reliant on any one industry, with no single sector accounting for more than 15 percent of regional employment. The diverse distribution of employment helps buffer San Diego from economic downturns, with 60 percent of regional employment in recession-resilient sectors (i.e., sectors less impacted by national business cycles). The military and tourism provide a stable and diverse employment base, but the economy also is well positioned for the 21st century, fueled by the next wave of business drivers, known as the “Innovation Sector,” which includes biotech and biomedical, information technology, cleantech, and aerospace.

Much of San Diego’s forward-looking economy can be traced back to its higher learning institutions and research facilities, like the Salk Institute and Scripps Institute of Oceanography, San Diego State University, and particularly UC San Diego. UC San Diego has spawned hundreds of businesses, many of which remain important local employers. Its commitment to generating economic opportunity is evident through its business-friendly approach to licensing technologies to new startup companies that simplifies the transfer of copyrights and licenses for a minimal equity in the company.

Incubated by world-class research institutions, San Diego’s Innovation Sector has grown considerably during the last 25 years, posting a growth rate ten times that of the rest of the economy. It now represents nearly 12 percent of the regional economy and employs nearly 180,000 people in high-paying jobs.

The San Diego regional also has a long and successful relationship with the military sector. San Diego’s economy will benefit from the decision (dubbed the “Pacific Pivot”) to reallocate 60 percent of the military assets to the west coast over the next decade. During the next few years, 50 percent more ships will be berthed in San Diego, and billions of dollars will be invested by the U.S. Navy in infrastructure like the SEAL training facility. The presence of the military also attracts $8.4 billion in government contracts each year and 145,000 jobs; about one in ten San Diegans are employed as a result of military in the region.

San Diego routinely is listed as the number one domestic travel destination, such as in Money Magazine’s 2016 assessment. As a result, San Diego’s Hospitality sector grew four times as fast as
the overall economy during the past 27 years. While on average not the highest paying, tourism jobs provide ample entry-level employment opportunities.

**Growing International Trade**

San Diego is home to the largest land crossing in the western hemisphere, and the economic impact is significant. During the past 14 years trade through the U.S.-Mexican border has doubled, increasing 10 percent just last year. This increase was in large part due to the North American Free Trade Agreement, but also because the maquiladoras provide highly skilled workers in technologically-advanced factories where average labor costs are a fraction of the cost in the United States.

**Strong Job Growth - Low Unemployment**

The diverse and robust San Diego economy has resulted in strong job growth and low unemployment for San Diegans, and also in a regional economy that is less susceptible to traditional business cycles. San Diego’s unemployment rate stands at 4.2 percent, lower than both California (5.4%) and the United States as a whole (4.7%). However, the strong job growth has not been matched by wage growth; this pattern mimics national trends, and could help explain why many people do not feel like they have recovered from the Great Recession. Eighty-one percent of the new jobs in the San Diego region since 2010 have been in industries that feature below-average wages, and 72 percent have been in sectors that have featured falling average wages. Also reflecting national data, those in the top 25 percent of income have seen some wage growth in the last decade, while those in the middle have seen much less, and those near the bottom essentially none.

**Housing Challenges**

The housing market in San Diego has bounced back from the depths of the Great Recession, but the cost of housing is a challenge for many residents, especially as wages have not kept pace. Demand continues to outstrip the pace of development, and while San Diego housing costs are less than those of comparable coastal metros, prices and rents are higher than California or the United States as whole. On the positive side, much of the recent development has been in multi-family housing in downtown areas. Multi-family housing generally is both less expensive and attractive to younger, high-skill workers.

Despite its challenges, San Diego has a strong, balanced recession-resistant economy that is poised for growth for the foreseeable future.

GARY L. GALLEGOS
Executive Director

Key Staff Contact: Ray Major, (619) 595-5668, ray.major@sandag.org
San Diego’s Regional Economy

Where we came from,
Where we are,
Where we are going...

Ray Major
Chief Economist
September 9, 2016
AGENDA

- Review of 2016 Series A bond sale
- San Diego region’s economic history
- San Diego region’s current economy
- Jobs, wages and salaries
- Outlook for next year
SANDAG SERIES “A” BOND - $325,000,000

- **July 12, 2016** – Rating agency presentation, San Francisco

- **July 22, 2016** – SANDAG Board of Directors adopted Resolution RTC 2017-02 authorizing bond sale of $350 million

- **August 1, 2016** – Investor presentation, Boston and New York

- **August 3, 2016** – SANDAG Series “A” bond sale, New York
ORDERS COME IN, SUCCESSFUL BOND SALE

Deal Size $325 million

$1.2 billion, 4X over subscription
San Diego region is diversified and resilient. ‘AAA’-rated economy is uniquely positioned for long-term growth and prosperity.

### Demography
- Diverse population of 3.2 million projected to continue growing
- 5th largest county in the nation
- Younger: Median Age SD-35.3, US-37.7
- Richer: Per-capita income SD-$51,459, US-$46,030
- Better Educated: % of 25+ Pop with BA+ SD-37.1%, US-30.1%

### Economy
- $219 billion economy: San Diego would rank 26th as a state
- Diverse: No sector represents more than 15% of the economy
- Forward-looking: Positioned for the 21st century in biotech and other innovative sectors
- Resilient: More than half the economy is in recession-resilient sectors

### Global
- Economic Impact:
  - $18.3 billion from visitor spending
  - Busiest land port in the world
- Proximity to Baja California:
  - Population of 3.2 million
  - Low-cost, high-tech, modern, local manufacturing

### Outlook
- Population: Ongoing growth adding 30,000 residents on average per year for next 20 years
- Jobs: Continued growth of a diversified and balanced economy
- Housing: Recovered housing market focused on revitalization of the urban core
1917 mayoral election pitted “smokestacks” against “geraniums”
SAN DIEGO’S ECONOMIC COMPOSITION: EVOLUTION AND REINVENTION

1940’s
- Pre-WWII military, retail, manuf. and Fi/Prof make up 70% of the local economy
- Population ~ 300,000

1960’s
- Vietnam War
- UCSD opens campus (’64)
- Sea World opens (’64)
- Mexico approves maquiladoras (’65)
- Population ~ 1,000,000

1980’s
- Hybritech (’78)
- BRAC closes NTC (’93)
- Tourism begins to grow
- Population ~ 2,000,000

2010
- Banking crisis (’08)
- Global recession (’08)
- Hitech/biotech reach critical mass
- Population ~ 3,000,000

- Innovation
- Tourism
- Military
- Health Care
- Education
- Government
- Trade, Trans, Util
- Fi, Prof, Info
- Construction, RE
- Manufacturing
- Other Services

Graph showing changes in economic composition over time with percentage changes indicated.
SAN DIEGO 2015: DIVERSE AND EXPANDING ECONOMIC BASE

**Select Employers**

**Tourism**
- San Diego Zoo – rated #1 in the world
- Sea World, Legoland, Balboa Park, Mission Bay, Torrey Pines

**Innovation**
- Qualcomm – pioneered CDMA mobile technology
- Illumina – revolutionized DNA sequencing
- iBOSS, Northrup Grumman, SPAWAR – leaders in cyber security

**Defense**
- General Dynamics – design/construction of ships
- General Atomics – precision laser weapons, “Predator” drone
- ViaSat – satellite communication, real-time intel, video, voice

**Economic Drivers**
- Innovation: 32%
- Tourism: 11.8%
- Military: 8.8%
- Health Care: 11.5%
- Education: 9.7%
- Government: 7.4%
- Trade, Trans, Util: 15.4%
- FI, Prof, Info: 8.8%
- Construction, RE: 6.8%
- Manufacturing: 4.3%
- Other Services: 3.7%
University of California San Diego
- Office of Innovation and Commercialization
- “Open Flow” process simplifies copyright and licensing of inventions

Statistics:
- 200+ active local companies
- #14 university in the world
- #5 globally for R&D
- $1 billion invested in research

UCSD companies contribute:
- $31 billion in annual sales
- 30,000 direct jobs
- 4% of San Diego employment
**SAN DIEGO INNOVATION ECONOMY**

- **#1** Most patent intense region in U.S. (#3 in the world)
- **#1** Destination for NIH funding of research institutions
- **#1** Concentration of Life Science lab space
- **#1** Place in U.S. to launch a start up

**Innovation Sector, 2015**

- **48%** Information and Communication Tech
- **23%** BioTech
- **19%** Aerospace, Nav, and Maritime Tech
- **6%** Specialty Ag and Micro Breweries
- **4%** CleanTech

From 1990 to 2015 the innovation sector grew 291%, compared to 41% for the region as a whole.

Innovation economy employs 168,830 and represents 11.8% of total regional employment.
Pacific Pivot -

- Largest U.S. military realignment in a generation
- 60% of U.S. fleet based on West Coast by 2023

San Diego provides -

- Technically skilled workers
- Irreproducible defense ecosystem

Benefits to San Diego -

- $8.4 billion in government contracts
- Indirect employment effects
SAN DIEGO HOSPITALITY ECONOMY

Hospitality economy employs 167,900
Represents 11.8% of total regional employment

Hospitality sector grew 109% from 1990 to 2015,
compared to 41% growth in the region as a whole

#1 U.S. Travel destination

- World-class waterfront convention center
- Annual events attract visitors
- 34,300,000 visitors per year
- $9.9 billion annual influx into San Diego economy
- Entry and mid level jobs

Source: CIC Research, Visitor profile study
GROWING INTERNATIONAL TRADE

- Trade doubled since 2002
- 10% growth in 2015
- Access to low-cost and highly sophisticated maquiladora manufacturing

San Ysidro - busiest land crossing in the western hemisphere

33,000,000 annual crossings

Design/Engineering

Assembly/Manufacturing

Billions of US $

San Diego Population 3.2M

Baja Population 3.2M
Jobs, Wages and Housing
Recovery from the Great Recession took six times longer than the average recovery

Average Recession Prior to 2008
Average Decline 11.5 mo.
Average Return 12.8 mo.
Average Cycle 24.3 mo.
SAN DIEGO REGIONAL EMPLOYMENT BY SECTOR

2007 Peak, 2010 Trough, 2015 Recovery

Recession Resilient Sectors
Recession Susceptible Sectors

Thousands

Innovation  Tourism  Military  Health Care  Education  Government

 Thousands

Trade, Trans & Utilities  Fi, Prof, Info  Construction/Real Estate  Manufacturing  Other Services
SAN DIEGO WAGES, TOP AND BOTTOM QUARTILE

Wage Growth 2004-2015

- 2004 to 2015
- 25th percentile
- Median
- 75th percentile

Growth Adjusted for Inflation

- 2004 to 2015
- 25th percentile
- Median
- 75th percentile

- + 12% up + 1.09% annually
- + 4% up + 0.36% annually
- + 2% up + 0.18% annually
AVERAGE WAGE BY SECTOR, NEW JOB CREATION 2010-15

- **Manufacturing**: + 7,000
- **Other Services**: + 6,900
- **Const & RE**: + 15,900
- **Government**: + 11,100
- **Health Care**: + 11,200
- **Military**: + 12,200
- **Trade, Trans & Utilities**: + 18,600
- **Health Care**: + 24,600
- **Innovation**: + 4,300
- **Other Services**: + 7,900
- **Tourism**: + 11,000
- **FI, Prof, Info**: + 1,900

**2010**
- **Average Salary**: $56,100
- **New Jobs**: +130,000

**2015**
- **Average Salary**: $55,300

**Above Average**
- 30%

**Below Average**
- 70%

**$49,400** average salary
SAN DIEGO HOUSING MARKET REMAINS TIGHT

Permits Issued

- Two-thirds of the permits issued since the recession have been for multi-family units

Housing Prices

- San Diego housing prices have increased since the recession and are now nearing previous highs

San Diego Housing Price Index

- June 2006
- June 2007
- May 2009
SAN DIEGO REGION, HOUSING AFFORDABILITY

Affordability Index

Median Priced Home
Dual income of $62,000
$495,000

Dual Income $55,300
(all jobs 2015)
$433,000

Avg. Income $55,300
$232,000
**Economic Drivers:**
The Innovation sector continues to thrive, while the Travel and Hospitality will outpace GDP growth in 2017. Military expands its strong presence.

**Population-Driven Sectors:**
Health Care grows as population ages, and as new therapies and treatments are made available. Education remains stable. Government grows proportional to population.

**Other Economic Sectors:**
### San Diego Region: Optimism Despite Our Challenges

#### Strengths
- Diversified economy
- Highly capable workforce
- Infrastructure to support economic prosperity
  - Innovation
  - Military
  - Tourism
- International border

#### Challenges
- National
  - Slow national growth rate
- Locally
  - Job creation predominantly low paying
  - Decline in purchasing power
  - Housing affordability

#### Outlook
- Resilient economy
  - Low unemployment
  - Continued job growth
- Positive Outlook
  - Innovation
  - Military
  - Tourism
  - Health care
- Housing
  - Recovered market
  - Revitalization of the urban core
August 10, 2017

Dear Chairman Ron Roberts and SANDAG Board of Directors,

Thomas Keneally has said, “Whoever saves one life, saves the world entire.” I am reaching out to you as a concerned citizen of San Diego County and I feel I represent many thousands. Since the San Diego Coronado Bridge was built and was opened for traffic on August 3, 1969, over 375 precious people have died by suicide. Over 2,000 others have stopped traffic for hours and were eventually saved. Two people survived the fall and each has said that they regretted it the moment their feet left the wall. Both of these people (like survivors of the Golden Gate) have gone on to live long and productive lives. Once the nets are finished being installed on the Golden Gate, the Coronado Bridge will move to number 1 on the list for suicides in California and number 3 on the list in the nation. Let's get off this negative list, altogether!

I have been part of the volunteer Coronado/San Diego Bridge Collaborative and over $10,000 has been raised to apply to the required (by SANDAG) feasibility study. Coronado City Council has pledged $5,000 to be given directly to SANDAG. (We were told the total cost was $15,000) I am hoping that the excitement generated about “Lighting the Bridge” can also bring to the forefront the dire need to install a barrier on the bridge to prevent all further suicides. We can save lives and light the bridge in a beautiful way that together will make this bridge both an artistic and safe structure we can all be proud of.

The “Lighting” will need its own feasibility study, can we combine resources and do both studies together? Can we admit the truth that when over 375 families look at the bridge they are reminded of their loss over and over? Let’s light this bridge to honor those lost and their families and install barriers at the same time to prevent any further loss.

An unknown person said, “Place your hand over your heart, can you feel it? That is called purpose. You're alive for a reason, so don't ever give up.” I don't want to give up on this goal we can achieve together. But more, I don't want another person who is temporarily unstable to make a permanent decision. Let's not lose one more life.

Thank you for time,

Robin Privett

[Signature]

Secretary
Coronado-San Diego Bridge Collaborative for Suicide Prevention

I request that this letter be circulated to all members.
From: Terry Callahan <terterc@earthlink.net>
Date: August 25, 2016 at 11:45:54 AM PDT
To: <comment@sandag.org>
Subject: 2535 Clairemont Drive- Bay View Plaza

Please be advised that I would support the development of this lot by Protea Properties and not by Sandag as a parking lot. This is a gateway to our community and deserves community input into its development.
Thank You,
Richard Callahan, 92111

From: Julie Hilton <julie_hilton@sbcglobal.net>
Date: August 25, 2016 at 12:07:16 PM PDT
To: "comment@sandag.org" <comment@sandag.org>
Subject: 2535 Clairemont Drive- Bay View Plaza
Reply-To: Julie Hilton <julie_hilton@sbcglobal.net>

Dear Sandag,

It will be much appreciated if the proposed parking lot and trolley stop is something more neighborhood friendly such as a Trader Joe's or a restaurant. Trolley stops should be located in more commercial areas, not nestled in a neighborhood of homes.

Thank you,

Julie Hilton
5042 Northaven Avenue
San Diego, CA 92110
From: <ANDRESRES@aol.com>
Date: August 25, 2016 at 12:19:36 PM PDT
To: <comment@sandag.org>
Subject: 2535 Clairemont Drive- Bay View Plaza

To whom it may concern:

This is in reference to: "2535 Clairemont Drive- Bay View Plaza"

We do not want a parking lot on these premises but, a Trader Joe and mix use shopping center with residents

Thank you to this attencion

Daniel Mera
Andres Restaurant
Banquets, Catering
1235 Morena Blvd.
San Diego, Ca. 92110
619 276-4624

August 25, 2016
From: Gerald Barkscale <gerald@designbuildsd.com>
Date: August 25, 2016 at 12:20:46 PM PDT
To: <comment@sandag.org>, <lorizapf@sandiego.gov>, <chriscate@sandiego.gov>,
<kevinfaulconer@sandiego.gov>
Cc: <james@raisetheballoon.com>, Jim La Mattery <jimlamattery@gmail.com>
Subject: 2535 Clairemont Drive - Bay View Plaza

To Whom it May Concern,

Please allow the lot at 2535 Clairemont Drive to be developed. The neighborhoods of Bay Park & Bay Ho are sorely lacking local businesses and Morena Boulevard in no way matches the quality of the neighborhoods it serves. The trolley will, I believe, greatly assist in the development of Morena Blvd, but taking the anchor property and making it a parking lot will stall that effort. There are adjacent lots that will work equally well and there is plenty of space on the track side between the tracks and the 5 for parking.

Please to not take away an opportunity for smart development that will benefit and serve thousands for a parking lot that will serve few and derail progress in this community.

Sincerely,

---

Gerald D. Barksdale, Jr.

Design Build | San Diego
designbuildsd.com
From: Joe Bell <jb4@twc.com>
Date: August 25, 2016 at 12:29:54 PM PDT
To: <comment@sandag.org>
Subject: A timely message to SANDAG RE: "2535 Clairemont Drive- Bay View Plaza"

I vehemently oppose the City taking the aforementioned property by eminent domain to construct a parking lot.

My preference would be residential mixed-used construction of a Trader Joe’s or other much needed retail establishment, not a large, bland parking lot (reminds me of the song “They Paved Paradise and Put Up A Parking Lot”).

Our community’s voice must be heard or the fast-buck developers and taxing authorities who live elsewhere will change the complexion and utility of our area if left unabated!

I participated in the “Raise the Balloon” campaign and have attending several meetings and have expressed my opinions online as well; hence, I didn’t just respond to the first outcry for public support against this measure.

SANDAG must be stopped from taking this property which will not benefit the local community.

Sincerely,
Joe Bell
Overlook Heights Home Owner
1-866-736-8322 Cell

From: David Gonzales <davidskigonzales@gmail.com>
Date: August 25, 2016 at 12:42:28 PM PDT
To: <comment@sandag.org>
Subject: Clairemont Plaza

We are in agreement that Bay Park needs a community restaurant for this area. Thanks. David and Domelia Gonzales. Erie st. San Diego 92110. 619-985-6577
From: Allison Rogers [mailto:rogersindsay@san.rr.com]
Sent: Thursday, August 25, 2016 1:48 PM
To: Lero, Tessa; lorizapi@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza

To Whom it May Concern:

I am in full support of Protea Properties purchasing and developing 2535 Clairemont Drive- Bay View Plaza.
I have been a resident of Bay Park since the year 2000 and the existing location has not been utilized to its fullest potential.
It is an eyesore now and has been for all the years my family has lived here. It is such a waste. This area is a thriving community. The vacant lot attracts homeless and all sorts of vandals. This is a prime location for any business. This community would benefit from a market, stores, shops... anything other than an abandoned parking lot.

Please support our community. 
Allison and Ron Rogers
2224 Milton Ct.
San Diego, CA 92110

-----Original Message-----
From: Mary Mccarey [mailto:marymccarey@att.net]
Sent: Thursday, August 25, 2016 1:58 PM
To: Lero, Tessa
Subject: Sale of JR's

Trader joes!!! Please do not make it a large parking lot; most of it can be but put on a trader joes and maybe a coffee shop. Thank you.

Sent from my iPhone
From: Jennifer Ayers [mailto:jayers@gmail.com]
Sent: Thursday, August 25, 2016 2:00 PM
To: Leru, Tessa; ldrzarf@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Cc: James@raisetheballoon.com
Subject: 2535 Clairemont Drive - Bay View Plaza

Dear SANDAG & community officials,

As a new resident of Bay Park I would like to make my voice heard regarding the lot located at Clairemont Drive and Morena Boulevard, currently in escrow with Protea Properties.

The community has actively sought to be part of the process to determine how the new Morena Blvd/Bay Park Boardwalk will take shape. The strongest desire the community has expressed is for a grocery store at Clairemont Drive/Morena Blvd. See here: http://buildbayparkboardwalk.com/home-2/trader-joes-poll/ as well as the results of the more comprehensive community survey with names and addresses attached.

I share these wishes. A grocery store (Sprouts, Trader Joe's) with subterranean parking would be ideal for that location.

Currently, Bay Park residents have no large chain grocery store (only Keil's, an independent store smaller and much pricier regular grocery chains). We must drive to Pacific Beach, Point Loma, or Clairemont to reach a regular grocery. Particularly if additional residential units are to be built along Morena Blvd, the community needs a grocery store. Please, we need one anyway.

I regret that I cannot make the SANDAG meeting Sept. 9 as it's during business hours, but it is not for lack of interest.

Thank you for considering the community's wishes.

Jennifer Ayers
2144 Tokalon St.
Bay Park, San Diego, CA 92110
From: Cove Cowan [mailto:cdizzidy@yahoo.com]
Sent: Thursday, August 25, 2016 2:11 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

Hello,

As a resident of Bay Park I am writing this email to let you know I oppose the creation of a parking lot at the above site. There are better uses for this site that will benefit the community and its residents.

Thank You,
Cove Cowan

Sent from my iPhone

From: Sue Rogers [mailto:suerogerssandiego@gmail.com]
Sent: Thursday, August 25, 2016 2:23 PM
To: Sue Rogers; Lero, Tessa; lorizapf@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza"

To Whom it May Concern,
Please allow our community to have a beautiful entrance at the prime property of 2535 Clairemont Drive- Bay View Plaza. This eye sore lot is a perfect opportunity for smart development with needed and wanted healthy grocery stores, markets and shops. This thriving upscale community has been having to travel to find all the services they need and are looking for.
Please consider placing parking in less desirable areas by the freeway and railway tracks. Parking lots should not be placed in prime view and business locations. This is a prime location for beautiful business development and a welcome to our community.
Please support our beautiful community.
Sincerely,
Sue Rogers
858-774-3357
From: Jim Elko [mailto: elko@sbcglobal.net]
Sent: Thursday, August 25, 2016 2:33 PM
To: lorizapf@sandiego.gov; Lero, Tessa; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: Clairemont Trolley Station - Bayview Plaza Site - 2535 Clairemont Drive

Dear SANDAG, Mayor and Councilpersons,

For several years, our proud Bay Park community has been proactively engaged in reshaping our neighborhood to be the best that it can be.

It has come to our attention that SANDAG intends to take by eminent domain the Bayview Plaza empty lot at the corner of Clairemont Drive and Morena Boulevard, which is to be converted to a 150-vehicle parking lot for the Mid-Coast Corridor Transit Project’s Clairemont station.

This PRIZED location is the gateway to our community, and therefore we believe a large parking lot is not the best and highest use for the site.

The community has overwhelmingly voiced our opinion for a well-conceived mixed-use project fitting the character of our neighborhood, and that parking accommodations should be below ground.

Protea Properties is currently in escrow to purchase the site, and we believe they understand the value of working up-front with the Bay Park residents to help conceptualize the community’s needs for a successful project.

We ask for your backing to support a developer like Protea Properties who is willing to accommodate 150 parking spaces below ground, and to design a project consistent with the community’s needs.

Best regards,
Jim Elko
From: Doug Smay [mailto:dcsmay@san.rr.com]
Sent: Thursday, August 25, 2016 2:38 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive (Bay View Plaza)

The property located at 2535 Clairemont Drive (Bay View Plaza) is in escrow with Protea Properties a group that wants to invest in our community. They have committed to work with us to build something that fits with the nature of our community and have an excellent track record of working with communities in their site designs on previous projects. This lot is the “Gateway” to our community and we want it developed in a way that reflects the community’s voice in the design.

However, SANDAG is in process of taking the property by eminent domain to construct a parking lot for trolley patrons.

We are opposed to SANDAG making the site a large parking lot!

A vote by the Board of Directors on the proposal for allowing development of the site verses approval of SANDAG’s completion of eminent domain has been scheduled for September 9th at 10am during the Board of Directors regular session. We urge you to take a stand with the community in opposing the SANDAG plan.

Douglas & Beverly Smay

2960 Chicago Street

San Diego, CA 92117
From: Cory [mailto:corytrig@yahoo.com]
Sent: Thursday, August 25, 2016 2:39 PM
To: Lero, Tessa
Subject: 2535 Clairemont drive

Please hear the community voices when we ask for the lot not to be a parking lot but build residences and a grocery store

You do not need this site for a trolley as you already have Balboa sire which is very close. Also read you are already over budget therefore please delete this site for trolley from your plans given the cost of each station in your plans and the small amount of estimated riders this would be a cost savings

Thank you

Sent from my iPhone

From: Donna Shuffler [mailto:dshuff11@yahoo.com]
Sent: Thursday, August 25, 2016 3:13 PM
To: kevinfaulconer@sandiego.gov; chrisctates@sandiego.gov; lorizapf@sandiego.gov; Lero, Tessa
Cc: james@raisetheballon.com
Subject: 2535 Clairemont Dr- Bay View Plaz

PLEASE, listen to our neighborhood!

First, the location of the planned trolley station makes no sense! And now, you want to construct a parking lot 5 - 6 blocks away from the station. I'm sure the people lugging suitcases will appreciate that hike!

Please reconsider this idea before another STUPID decision is made.

Thank you,

Donna Shuffler
3646 Ethan Allen Ave.
San Diego, CA. 92117
858-274-1460
Dear SANDAG,

I am a 36 year resident of the Bay Park/Bay Ho area of Clairemont. While I am very supportive of the Mid-Coast Trolley extension, I am strongly opposed to the SANDAG plan to obtain the property at 2535 Clairemont Dr by eminent domain for use solely as a surface parking lot for the Clairemont Dr station. This site is a gateway to our community. A site that used to provide numerous community services including grocery, restaurant, etc. It is also ideally situated to provide services and/or lodging for our beautiful adjacent Mission Bay. Unfortunately, it has sadly been a vacant eyesore for more than a decade.

I feel that the Bay View Plaza site would be ideal for a "mixed use" development that provides subterranean trolley parking and thus am supportive of Protea Development's efforts to obtain the property. I likewise acknowledge that a successful "mixed use" development on this site might require some variance from the strict 30 foot height overlay that exists. I support, and believe that the community supports, consideration of some variance on this site as long as safeguards exist preventing setting a precedent that would be taken advantage of elsewhere in the neighboring area.

I understand that you have deadlines for accomplishing certain components of the Mid-Coast Trolley plan, including having parking in place for the trolley stations. The process of development of the Bay View Plaza site may not be completed within the timeframe for the station. I firmly believe that parking at Mission Bay can be allocated with "wheels-on-the-ground" shuttle access to the station for any interim parking needs at a much smaller cost than purchasing the site. Furthermore, I believe that bus pullouts can be located on Morena Blvd and need not be accomodated on the Bay View Plaza site.

Please cease your efforts to obtain by eminent domain the property at 2535 Clairemont Dr and instead make every effort to work cooperatively with the owner/future owner to obtain the trolley parking needed while supporting a valuable development for our community.

Thank you,

Margaret Schmidt
2122 Tokalon St
San Diego, CA 92110
To Whom It May Concern:

Recently I have become aware of the possible development of the large lot at the corner of Morena and Clairemont. I am aware that the city is in the process of acquiring the lot via eminent domain. However, I am also aware that a private developer (Protea Properties) seeks to redevelop the parcel with a residential component, an anchor tenant, and subterranean parking.

The Protea proposal sounds like the perfect opportunity to increase living opportunities in the neighborhood as well as increase our access to a quality grocery store. The location of the lot to the future trolley station makes it ideal for such a use.

We are a local area business and support most anything that brings retail and quality development in the region.

I believe that a parking lot for the trolley is necessary. **However, the parking lot should only cover a portion of the lot. The remainder of the lot needs to be developed to its highest and best use.**

Consider this my email in support of the mixed-use development as opposed to the development of the entire lot as a parking lot. Bay Park needs this. That lot has been vacant for about 12 years, I believe. It is embarrassing that it has been vacant for so long, but now is the chance to develop it right with an eye on attractive mixed-use development.

Thank you for reading. I look forward to a decision on this that is in the best interest for the neighborhood residents as well as the upcoming trolley development.

Sincerely,

Dane Wentthur
Legal Assistant to Cris John Wentthur, LL.M.
Wentthur Law Group, LLP
4121 Napier Street
San Diego, CA 92110
(619) 398-9050, Ext. 202 - Direct Dial
(619) 398-9051 - Fax
dane@wenthurlawgroup.com
From: Emily Poli [mailto:eepoli2014@gmail.com]
Sent: Thursday, August 25, 2016 3:56 PM
To: Lero, Tessa
Subject: 2535 Clairemont Dr.

To Sandag:

Like you, I care deeply about the future of my community. I am writing to stress how important it is that the lot at 2535 Clairemont Drive be developed rather than turned into a parking lot ill-situated to serve the trolley.

The neighborhoods of Bay Park & Bay Ho are sorely lacking local businesses and Morena Boulevard in no way matches the quality of the neighborhoods it serves. The trolley will, I believe, greatly assist in the development of Morena Blvd, but taking the anchor property and making it a parking lot so far from either stop will stall that effort. There are lots closer to the stops that will work better, and there is plenty of space on the track side between the tracks and the 5 for parking.

Please do not take away an opportunity for smart development that will benefit and serve thousands for a parking lot that will serve few and derail progress in this community.

Sincerely,
Emily Poli

---

From: Dan Wolfson [mailto:danw@usa.net]
Sent: Thursday, August 25, 2016 4:08 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive - Bay View Plaza

I am contacting you to express my support for a mixed use project for 2535 Clairemont Drive - Bay View Plaza and my opposition to SANDAG building a parking lot for the new Trolley station. Those of us in the neighborhood would love to see a Trader Joe's or other market on the property. There is plenty of trolley parking at other locations.

Thank you for your consideration.

Dan Wolfson
Bay Park, CA
From: Serena Arts [mailto:artsbakers@yahoo.com]
Sent: Thursday, August 25, 2016 4:27 PM
To: Lero, Tessa
Subject: Clairemont Drive Trolley site

SANDAG,
We, as a neighborhood, do not want a large parking lot to be placed at our ‘gateway’ to our community. The community needs to be a voice in the development of that space.
I vote at every election.
Sincerely,
Serena Arts

From: Linda Paulin [mailto:lpaulin@yahoo.com]
Sent: Thursday, August 25, 2016 4:51 PM
To: chriscate@sandiego.gov; Lorie Zapf
Cc: james@raisetheballoon.com; Lero, Tessa; kevinfaulkner@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza

Dear Chris and Lorie

There's been a lot of building going on here in Clairemont and not all of it has been beneficial.
I understand that a developer wants to finally put something on the long vacant parcel at the bottom of Clairemont Dr. I would definitely rather see affordable housing there as opposed to a parking lot for the trolley. And a Trader Joe's (one of the proposed retail tenants) would be wonderful since there is a good chance that Kiel's will have to close because of development plans at the top of the hill. There is ample parking already on the other side of Interstate 5 (and isn't the idea of the trolley to get the residents of the area out of their cars?)
I'm sure you've been invited to the local planning meetings - please consider attending and listen to the residents. I think it's much more beneficial to the area than bicycle lanes that no one uses.

Sincerely
Linda Paulin
Appleton St, 92117
From: Linda Olson [mailto:olsonlk@gmail.com]
Sent: Thursday, August 25, 2016 4:41 PM
To: Lero, Tessa
Cc: james@raisethebaloon.com
Subject: 2535 Claremont Drive-Bay View Plaza

I am opposed to SANDAG taking this property by eminent domain and making this site a large parking lot.

Linda Olson
Property owner
2211 Denver Street

From: Edward Flowers [mailto:ed@npsand.org]
Sent: Friday, August 26, 2016 1:02 PM
To: Lero, Tessa
Cc: lorizapf@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza

I propose the following:
1. If Keil’s grocery up the hill has to move, Bay View Plaza would be fine.
2. If not, then “rader Joe’s.
3. Could transit parking be underground?

(I live on Erie Street, just off Milton.)

Thank you for your consideration,

Edward P. Flowers and my son, Kerwin, plus two people who escaped from Honduras.
From: Tricia Wood [mailto:triciasppsdp@yahoo.com]
Sent: Friday, August 26, 2016 11:50 AM
To: Lero, Tessa
Subject: CLAIREMONT / MORENA BLVD CORNER LOT

Dear SANDAG,

The community and I would like you to vote "YES" for Protea to buy and develop with the community the corner lot at Clairemont and Morena Blvd.

One of their designs for the Clairemont site is a residential mixed-use purpose with an anchor grocery store tenant such as Trader Joe's, with subterranean parking, of which, 150 spaces will be allocated to SANDAG for trolley patrons (SANDAG requirement).

We STRONGLY oppose SANDAG desire to make the site a large parking lot!

The lot is the "Gateway" to our community and we want it developed with the community's voice in its design.

PLEASE DO NOT ALLOW THE LOT TO BECOME SANDAG's eminent domain!

Best regards,

Tricia Wood
From: ryan rolla [mailto:rollacoasta2002@yahoo.com]
Sent: Thursday, August 25, 2016 5:08 PM
To: loriezapf@sandiego.gov; loriezapf@sandiego.gov; Lero, Tessa
Cc: kevinfaulconer@sandiego.gov; james@raisetheballoon.com
Subject: "2535 Clairemont Drive- Bay View Plaza"

Dear All,

This is the MAIN entrance into BAY PARK, which was just voted best neighborhood in San Diego...there is no viable reason why site should not be a residential mixed-use purpose with an anchor grocery store tenant such as Trader Joe's, with subterranean parking, of which, 150 spaces will be allocated to SANDAG for trolley patrons (SANDAG requirement).

Look at the improvements at other centers around the area; PB's new Trader Joe's/Staples/Rite Aid center and the revamp of the Balboa/Genesse center show what can be done.

A large parking lot will only encourage even MORE RV's to park overnight, break into cars/houses in the adjacent neighborhood (Behind Keil's/Cowley Way anyone?).
Make this a center move forward with a strong anchor tenant will allow the neighborhood to become even more self reliant (no grocery in Bay Park other that Siesel's, which cannot be compared to a Trader Joe's/Sprouts). This center has tons of potential besides being a parking lot.

Need something before getting on/off the Trolley? Going to the Bay and forgot the "XYZ"? ...better hope 7-11 has it.

I remember going to Safeway/Vons, then Keil's at this center...before the site became Action Thrift.

We deserve better than the blight we had to drive by for the past 15 years...now you have someone (Protea) whom is willing to make it better.

Don't blow it.

Ryan Rolla
3327 Mt Tami Ln. 92111 / 2320 Denver St. 92110 / 4488 Mt Etna Dr. 92117

Now if we could only get a proper "Welcome to Bay Park" sign in the median...and put the "Welcome to Clairemont" on at the TOP of the hill, where it belongs.

Illustration below is the combined effort of the "Clairemont Monument Sign Committee of 2009".

17 of 48
From: Sandy E [mailto:thebubblyone@gmail.com]
Sent: Thursday, August 25, 2016 5:31 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive - Bay View Plaza

I have been a resident of the Morena Blvd. area for seven years, and am EXTREMELY opposed to SANDAG turning the lot at 2535 Clairemont Drive into a large parking lot.

I have BEGGED Trader Joe's to build one in our neighborhood for over five years, and we now have a chance of that happening. There are NO grocery stores within 15 minutes of my home near Morena and Frankfort, and a grocery store here is sorely needed. Trader Joe's is the ultimate solution. It is badly needed in the community, as all the others in the immediate vicinity are giant parking hassles, or a lot of traffic to get there. A Trader Joe's will bring in more sales tax revenue that can be invested to fix the very bumpy streets along Morena, which deters businesses from investing in this area.

It is with the strongest possible plea that I beg of you NOT to turn 2535 Clairemont Drive into a large parking lot, and to use it to build a Trader Joe's and other appropriate residential shopping for this wonderful and amazing area called Bay Park.

Thank you for your time and consideration.

Most sincerely,
Sandy Eulitt
From: Marc Hrossowyc [mailto:mhrossowyc@gmail.com]
Sent: Thursday, August 25, 2016 5:32 PM
To: Lero, Tessa
Subject: Fwd: 2535 Clairemont Drive- Bay View Plaza

To Whom it may concern,

I understand there is a proposal by the Sandag organization to seize control of 2535 Clairemont Drive to turn the area into a parking lot for the future trolley station.

Whereas I believe parking will be required for the trolley station, I would more supportive of mixed use of the area instead of just a parking lot.

It seems that the city would do better with mix use so there is some tax revenue and increased property values, than just a paved parking lot.

I strongly request that you vote no on seizure of this property and allow a developer to create something fitting with the community.

Thanks for your consideration,

Marc Hrossowyc

From: Jesse Cassill [mailto:jesse.cassill@gmail.com]
Sent: Thursday, August 25, 2016 7:11 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

2535 Clairemont Drive-Bay View Plaza
Trader Joe's please

From: Ruth Crowell [mailto:ruth1109@att.net]
Sent: Thursday, August 25, 2016 7:52 PM
To: Lero, Tessa
Subject: 2535 Clairemont Dr. Bay View Plaza

Please help our community effort in making this doorway to Bay Park/Clairemont a place we can be proud of...not just a parking lot for the trolley. Our efforts to make this a special place are very important to all of us in the community. Please do not vote for eminent domain on Sept. 9.

Thank you.

Ruth B. Crowell 3240 Brandywine St.
From: Linda Olson [mailto:olsonlk@gmail.com]
Sent: Friday, August 26, 2016 7:12 AM
To: Lero, Tessa
Subject: 2535 Claremont Avenue--Bay View Plaza

Please do not allow SANDAG to obtain this property by Eminent Domain for a large parking lot.

Linda Olson
property owner
2211 Denver Street

From: Ted Yates [mailto:ted.yates@britford.com]
Sent: Friday, August 26, 2016 7:17 AM
To: Lero, Tessa
Subject: Property at Clairemont Drive and Morena

Dear SANDAG,

Please do not turn the property at Clairemont Drive and Morena into a big parking lot. It should be developed for the local community.

No matter what is done, it should not be taken by eminent domain. That is just plain evil. May Karma visit anyone supporting it.

Ted Yates
3484 Brandywine St
San Diego, CA 92117

From: Sarah Tira [mailto:qfishyfaceq@gmail.com]
Sent: Friday, August 26, 2016 7:31 AM
To: Lero, Tessa; joriezapt@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: 2535 Clairemont Drive-- Bay View Plaza

Good morning,

I would like to express my desire for the Clairemont Drive Bay View Plaza to become more than only a parking lot. It would be great for it to be a mixed use site with a grocery store as well as parking.

Thank you for your time,

Sarah Tira
1450 Monitor Rd
San Diego, CA 92113
From: Melita Hein [mailto:fleetridge@sbccglobal.net]
Sent: Friday, August 26, 2016 8:50 AM
To: Lero, Tessa; chriscale@sandiego.gov
Cc: james@raisetheballoon.com
Subject: 2535 Clairemont Drive- Bay View Plaza

My husband and I are violently opposed to your organization just hijacking a private property to
build a parking lot for trolley patrons especially since Protea is planning to comply with your
requirement of the necessary parking spots. Our community needs another grocery outlet such as
a Trader Joe and not an unsightly slab of concrete.

Best regards,

Melita and Harry Hein

Melita Hein, CTC
Fleetridge Travel
2225 Milton Ct.
San Diego, CA 92110
Phone: 619-275-6555 • Fax: 858.551.4025 • Visit: fleetridge.travel.com
From: Dave Wilson [mailto:dave@antiflux.org]
Sent: Friday, August 26, 2016 11:47 AM
To: lorizapf@sandiego.gov
Cc: Lero, Tessa; chrisca:e@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza

Hi Ms. Zapf, (also: Mr. Cate)

I've learned from our Bay Park Community folk that the future of the lot at the intersection of Clairemont Drive and Morena is in question. Ever since moving to Bay Park in 2009 my biggest issue with the neighborhood is lack of appealing stores and restaurants. It's pretty clear that many are tired and need some investment to revitalize. I must say things are improving in the Balboa & Genesee area as new brands and tenants are moving into those shopping areas. e.g. some favorites: 99 Ranch, Blaze pizza, Luna Grill, etc. I'm a fan of fast casual dining that improves the health & quality of meals for a few more dollars than fast food.

I regularly take the Clairemont Drive and I-5 exit, and as you know the establishments around there are pretty long in the tooth. If we could modernize and make that entry point to the neighborhood nicer it would really make a difference. The trolley station is exciting, and I'm really optimistic that we can have a new shopping / eating area there with businesses that I'd actually want to visit. That means healthy, natural ingredient restaurants, a grocery store that doesn't gouge on pricing like the big chains, and a coffee shop that actually has coffee to write home about... e.g. Bird Rock coffee or similar, heck even a Starbucks would be fine, Urban Plates/Tender Greens, Trader Joes/Sprouts and if I could really have my dream plaza it'd have a trendy craft brewery / restaurant too... One with a sunset view of the bay. ;)
This kind of shopping area by the trolley would make an enormous difference for Bay Park and bring visitors in from other neighborhoods.

Please let me know what you think and what's likely going to happen in this area.

Thanks,
Dave Wilson
3644 Shawnee Rd
From: Tom Saliwanchik [mailto:tomsaliwanchik@gmail.com]
Sent: Friday, August 26, 2016 11:41 AM
To: Lero, Tessa; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov; loriezapf@sandiego.gov
Subject: 2535 Clairemont Drive - Bay View Plaza

It has come to my attention that SANDAG is trying to turn this beautiful piece of property into a parking lot. This would be a crime against this neighborhood as it is the gateway to Bay Park. The property needs to be developed according to the wishes of the community. There is a developer that wants to invest in our community and build a multi use project. Please cast your vote in favor of this developer and not SANDAG on September 9th. The community of Bay Park appreciates your action.

Thank you for your consideration
A concerned member of the community.

Tom Saliwanchik
2753 Penrose Street
San Diego CA

---

From: Chris Wasden [mailto:wasden@activemotif.com]
Sent: Friday, August 26, 2016 11:12 AM
To: Lero, Tessa
Cc: james@raisetheballoon.com
Subject: 2535 Clairemont Drive- Bay View Plaza

Hello. As a homeowner in Bay Park, I am writing to express my support for Protea Properties in developing the land at Clairemont Dr and Morena Blvd as a residential mixed-use project with an anchor grocery store and/or restaurants, as well as subterranean parking for the new development and the new trolley station.

Allowing the property to be acquired by eminent domain to build merely a parking lot would be silly. If a private enterprise can develop the property and include parking, why subject us to the eyesore that a parking lot would continue to be and prevent needed additional development at the site?

Please consider allowing private enterprise to do what it does best; if Protea cannot come up with a plan acceptable to our community, only then should govt. development be considered. Let's vet their plan first.

Thank you for your time.

Regards,

Chris Wasden
4681 Edison St
San Diego, CA 92117
From: Lynn Haims [mailto:lhaims@ram-tek.com]
Sent: Friday, August 26, 2016 9:49 AM
To: Lero, Tessa
Subject: 2535 Clairemont Drive - Bay View Plaza

I am opposed to making this site a trolley parking lot. All it will do is increase traffic and will not benefit our community. This property should be something that will benefit the people who have invested and live in this community.

Lynn Haims
Lynn Haims
Senior Solutions Engineer
RAMTEK
Tel: 619-534-3399 Fax: 858-430-3781
lhaims@ram-tek.com
www.ram-tek.com

From: Mike Pawka [mailto:mikey@niceup.com]
Sent: Friday, August 26, 2016 1:37 PM
To: Lero, Tessa; lorizapi@sandiego.gov; kevinfaulconer@sandiego.gov; james@raisetheballoon.com
Subject: 2535 Clairemont Drive- Bay View Plaza

We are opposed to SANDAG making the site a large parking lot!

Mike & Leslie Pawka
4545 Napier St
From: Scott Weaver [mailto:scottwaylandweaver@gmail.com]
Sent: Thursday, August 25, 2016 10:13 PM
To: Lero, Tessa; loriezapf@sandiego.gov; kevinfaulconer@sandiego.gov
Cc: james@raisetheballoon.com
Subject: 2535 Clairemont Drive- Bay View Plaza

To those addressed on this email:
My wife, myself, and our 3 year old daughter live and own our home in District 2. We were recently made aware of potential plans for the above mentioned address. The best outcome for our family, our neighborhood, and our district is to see a mixed use facility at that location - preferably based around a grocery store.

The closest grocery store to the Bay Park/Bay Ho area is too far considering what other neighborhoods have. I am beyond confident that a grocery store (and surrounding shops/restaurants) would prove to be a profitable endeavor that is welcomed by the vast majority of our neighborhood(s).

To be clear, a parking lot is not at all wanted by the residents of the community. It is and will be an eye sore and provides zero benefit to those who live here.

You, as our elected representatives, have an opportunity to provide a much needed benefit to the community who trusted you with our votes.

Thank you very much for your time.

Best,

Scott Weaver

From: Cole Yarrington [mailto:cole.dy@gmail.com]
Sent: Friday, August 26, 2016 9:28 AM
To: Lero, Tessa; loriezapf@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Cc: james@raisetheballoon.com
Subject: 2535 Clairemont Drive- Bay View Plaza

To the citizen representatives involved in decisions about the address mentioned in the subject-

As a resident of the Bay Park community, I want to put my voice in as supporting the overwhelming resident preference to not build a parking lot at the gateway to our community, but rather to the proposed and unanimously favored construction of an alternative grocery store, Trader Joe’s. Please do not scar the beauty of this community by allowing the property to be taken over by eminent domain and made into an eye sore.

Thanks for your time,
Cole

Sent from an unnamed device
From: Tom Ford [mailto:tomford909@yahoo.com]
Sent: Friday, August 26, 2016 1:58 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

As a resident of Clairemont/Bay Park, I am strictly opposed to SANDAG making the property a large parking lot. I want and would frequent a grocery store in that location, it would be of much better service to the local residents.

Thank you,
Tom Ford
3767 Vista de la Bahia
San Diego, CA 92117

From: George Henderson [mailto:george.henderson@gmail.com]
Sent: Friday, August 26, 2016 2:51 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

I am in favor of SANDAG acquiring the lot through eminent domain, and developing a park 'n ride. Alternate proposals have the immediate effect of delaying the trolley station “grand opening”. Alternate development proposals are vague and uncertain. Without specifics, a misstep in approval could greatly affect neighborhood congestion. I'm in favor of a nicely appointed well maintained park 'n ride lot, with bicycle and bus access facilities. Perhaps a portion of the land could become a small public park/gathering area. It could be a friendly, semi-open space that compares favorably to an busy mixed use space.

George Henderson
3151 Driscoll Drive
San Diego, CA 92117
From: Ryan Mazelli [mailto:mazelli@me.com]
Sent: Friday, August 26, 2016 4:11 PM
To: Lero, Tessa
Cc: Jim LaMattery
Subject: 2535 Clairemont Drive- Bay View Plaza

Hi SANDAG,

It has come to my attention that SANDAG is attempting to proceed with eminent domain for the purpose of providing parking for the new trolley. I am excited to have a new trolley station close to my residence. It will encourage economic development in my local area. This is really going to change Bay Park into a new vibrant community. Its already starting to happen. That's why I bought a home here last year :)

A part of this transformation is the need to include additional retail and dining options. 2535 Clairemont Drive- Bay View Plaza is perfect for retail and a nice grocery store, like Trader Joes or Whole Foods. A parking lot isn't enough. That's boring.

The buyer of this property understands this need and has a vision for a "gateway" into Bay Park. Now that's exciting! This vision includes your SANDAG requirement of a 150 parking spaces and will complement the construction of the new trolley stop. Win Win.

Thank you,
Ryan Mazelli
2336 Denver Street
San Diego, CA 92110
From: Eleanor Little [mailto:elittle333@gmail.com]
Sent: Friday, August 26, 2016 4:24 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

To Whom it concerns at SanDag,

We are writing to express our concern that the property at
2535 Clairemont Drive- Bay View Plaza not be turned into a large parking lot.
Clairemont residents have waited patiently for years for that empty property to
be turned from an eyesore of many uses into a useful, attractive entrance to Clairemont.
It is our belief that a large parking lot would be detrimental not only
to the appearance of the entire area but also that it might draw
a potential criminal element to this gateway to Clairemont.

We strongly encourage you to decide instead to turn the area into living and
shopping space, with an underground parking lot for 150 spaces that
you require. This would provide an area of living and shopping for
Clairemont residents as well as visitors to the nearby beaches.

Thank you,
Dwight and Eleanor Little, Clairemont Bay Ho residents

From: Pauline Presson <angelfromabroad@yahoo.com>
Date: August 28, 2016 at 2:34:49 PM PDT
To: "comment@sandag.org" <comment@sandag.org>, "kevinfaulconer@sandiego.gov"
<kevinfaulconer@sandiego.gov>, "chriscate@sandiego.gov" <chriscate@sandiego.gov>,
"loriezapf@sandiego.gov" <loriezapf@sandiego.gov>
Cc: "james@raisetheballoon.com" <james@raisetheballoon.com>
Subject: 2535 Clairemont Drive- Bay View Plaza Please support mixed use
Reply-To: Pauline Presson <angelfromabroad@yahoo.com>

Please support mixed use at this unique location. We need more housing, dining, and shopping
at this unique spot right on the I-5 corridor. We don't want just a parking lot. This is the west
entry to Clairemont and we are proud of our community and want there to be beautiful signage
and desperately needed mixed use. Please help!

Pauline and Jon Presson
3066 Sunset Canyon Dr.
San Diego, CA 92117

9 year Clairemont residents
From: Cathy Fawcett <cathyrose00@yahoo.com>
Date: August 27, 2016 at 12:24:31 PM PDT
To: "comment@sandag.org" <comment@sandag.org>
Subject: 2535 Clairemont Dr- Bay View Plaza
Reply-To: Cathy Fawcett <cathyrose00@yahoo.com>

To whom it make concern: I have been very disappointed in the way that this trolley operation has been run. I have been a Realtor in the State of California for over 20 years. Thirteen in the Bay Park and Bay Ho area. Bay Park was one of the first villages in San Diego. Here it is in the year 2016 and we still do not have sidewalks. During the height of the housing crisis Bay Park was one of the few areas that did not lose a lot of value. And why is that? Because everyone would love to live in our community. I am sure you are aware that this community is a hidden gem for families.

This community has banded together to stop the 60 ft height on Morena Blvd. They think they have won. I do a lot of reading when it comes to real estate development and city planning. I fortunately have read the city of San Diego planning for environmental planning. This plan says that population density will be encouraged along trolley lines to increase revenue for the trolley. I get it. But with our water shortage where are we getting the water to take on more population.

The real reason I am writing this letter is to discuss your plans for the Bay View Plaza. To turn prime real estate into a parking lot is outrageous. The plan has been to put in residential/retail on that lot for as long as I have been a resident of this community. Why don't you do underground parking and allow the lot to be residential and retail. It would look much better for our community

Catherine M. Fawcett
Realtor
619-981-037
From: Sarah Falkquay <sfalkquay777@yahoo.com>
Date: August 26, 2016 at 4:48:45 PM PDT
To: <comment@sandag.org>, <loriezapfi@sandiego.gov>, <chriscate@sandiego.gov>, <kevenfalulconer@sandiego.gov>
Cc: <james@rasietheballoon.com>
Subject: "2535 Claremont Drive-Bay Park Plaza"
Reply-To: Sarah Falkquay <sfalkquay777@yahoo.com>

To All Concerned:

I am opposed to Sandag making this site a large parking lot for the Trolley... This site would better serve our community as a mixed use property... This way all the families in our community could be served by the different business that would be included on the site... As many, many, many of us have expressed we would live to see this site developed "with our community's voice in its design."

Sarah Falkquay (I have owned my home in Bay Park for over 40 years)
3354 Lloyd Street
San Diego Ca 92117

From: Susan Tate [mailto:smaytate@gmail.com]
Sent: Monday, August 29, 2016 10:34 AM
To: Lero, Tessa
Subject: "2535 Clairemont Drive- Bay View Plaza"

Please do not take the property by eminent domain. We have been looking forward to having a trader Joe type grocery and mixed use development of this area for several years now. I believe Protea's proposal for a subterranean parking lot with 150 spaces allocated to SANDAG should be more than enough for trolley users. I believe that's more spaces than are currently at the linda vista station.
We are so excited to have the trolley coming please don't turn that area into just a parking lot. It can be so much more, like the linda vista area.

Tom and Susan Tate
--
Susan
From: Traci Tasto [mailto:traci.tasto5@gmail.com]
Sent: Saturday, August 27, 2016 3:17 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

To Whom It May Concern,
As a Bay Park resident we have had to endure the eye sore of Bay View Plaza. We have waited a very long time for it to be turned into a community center. Building a Trader Joes will increase the value of our homes and create a sense of community. We have one grocery store for shopping (Keils) and it would be so nice to have a Trader Joes with the opportunity of other little shops and living spaces. I beg you not to turn this into a parking lot. Kindly, Traci Tasto

From: Astrid Fausett <fausett.astrid@gmail.com>
Date: August 28, 2016 at 5:46:41 PM PDT
To: <comment@sandag.org>, <lorizapf@sandiego.gov>, <chriscate@sandiego.gov>, <kevinfaulconer@sandiego.gov>
Subject: 2535 Clairemont Drive- Bay View Plaza

My family lives in the neighborhood of the Bay View Plaza. I am opposed to SANDAG making the site a large parking lot!

I am in favor of developing this site as a residential mixed-use purpose with an anchor grocery store tenant such as Trader Joe's, with subterranean parking.

This is a family neighborhood! Please do not turn this site into a large transportation parking lot. It will destroy our neighborhood. Our voice should be heard. I have lived here for over 30 years and do not want a large parking lot as the gateway to my community. Having invested a lifetime to purchase my home here I have a right to have a say in what happens in my neighborhood.

Sincerely,
Astrid Fausett

Sent from my iPhone
From: Sheri Mongeau <sherimongeau@gmail.com>
Date: August 28, 2016 at 11:27:04 PM PDT
To: <chriscate@sandiego.gov>, Kevin Faulconer <kevinfaulconer@sandiego.gov>, <comment@sandag.org>
Subject: 2535 Clairemont Drive- Bay View Plaza

I understand that the property at Clairemont Dr. and Morena Blvd. is again up for possible redevelopment.

While some in the community would like a grocery store there, I would hope that the developer puts in projects that are most likely to succeed economically. I would hate to see another failed project in that area. Clairemont / Bay Park has endured this fiasco long enough.

Since there is a need for trolley parking, it seems this location may be best as either parking with retail / restaurants above, or parking with some sort of housing above.

It seems trying to cram in parking, housing and retail just would not work.

Due to the limited draw (semi-circular due to the Bay across the freeway), a large grocery store would not work; unless it was a specialty store, where the customer base would find freeway and trolley access beneficial).

San Diego desperately needs housing. It seems housing where trolley access is would be beneficial to students (the trolley goes to UCSC and SDSU) or seniors who are downsizing and wish to live in an area that enables them to remain active. Seniors could easily walk Morena, or cross the bridge to Mission Bay for walks.

I would hate to see only a parking lot on this site that represents an entry into Clairemont.

Sincerely

Sheri Mongeau
4405 Donald Ave
San Diego, CA  92117
-----Original Message-----
From: richard.ernst@gmail.com [mailto:richard.ernst@gmail.com] On Behalf Of Rich Ernst
Sent: Monday, August 29, 2016 11:29 AM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

Please DO the mixed-use purpose with an anchor tenant such as Trader Joe’s with subterranean parking for trolley patrons for the Bay View Plaza. I understand you need/require 150 spaces.

Thank you.

Sincerely,

Richard W. Ernst
5568 Tamres Drive
San Diego, CA 92111
858-292-1237

---

From: Gail Kelly Torchia <gkelly3@san.rr.com>
Date: August 28, 2016 at 8:19:34 PM PDT
To: <comment@sandag.org>, <loriezapf@sandiego.gov>, <kevinfaulconer@sandiego.gov>
Subject: 2535 Clairemont Drive- Bay View Plaza

>Hello to all – please consider building a Trader Joe’s in this area. Clairemont will be complete with this store as a welcomed addition.

Thank you.

Gail Torchia – Registered Voter and Tax Payer
4428 Huerfano Ave.
San Diego, CA 92117
From: Nancy Saxon <nancy.saxon@asml.com>
Date: August 29, 2016 at 9:40:53 AM PDT
To: "comment@sandag.org" <comment@sandag.org>
Cc: "james@raisetheballoon.com" <james@raisetheballoon.com>
Subject: 2535 Clairemont Drive- Bay View Plaza

My husband and I are residents of Clairemont and are opposed to SANDAG making the above-referenced site a large parking lot. Instead, we are in favor of a residential mixed-use purpose with an anchor grocery store. This site is the “gateway” to our community and we want it developed with our community’s voice in its design.

Thank you,

Nancy Saxon
Darrell Saxon

-- The information contained in this communication and any attachments is confidential and may be privileged, and is for the sole use of the intended recipient(s). Any unauthorized review, use, disclosure or distribution is prohibited. Unless explicitly stated otherwise in the body of this communication or the attachment thereto (if any), the information is provided on an AS-IS basis without any express or implied warranties or liabilities. To the extent you are relying on this information, you are doing so at your own risk. If you are not the intended recipient, please notify the sender immediately by replying to this message and destroy all copies of this message and any attachments. The sender nor the company/group of companies he or she represents shall be liable for the proper and complete transmission of the information contained in this communication, or for any delay in its receipt.

From: Susan Green [mailto:thegreenhutt@yahoo.com]
Sent: Tuesday, August 30, 2016 2:15 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive-Bay View Plaza

We are long time residents of beautiful Clairemont, (nearly 30 years). We used to walk with our children and then grandchildren to JR'S Restaurant. Then the restaurant closed and we were left with an ugly area that we have had to look at for many years. We have waited patiently for something to be built that fits into our community. We would love a Trader Joe's or something similar that would bring revenue, joy and beauty to our community. The last thing we want is an ugly parking lot at the gateway to our neighborhood. PLEASE, PLEASE, PLEAS don't let that happen. We have suffered enough!

Thank you,
Russell & Susan Green
From: Stacy <funinblueskies@aol.com>
Date: August 30, 2016 at 5:09:23 PM PDT
To: <comment@sandag.org>
Subject: 2535 Clairemont Dr-Bay View Plaza

Please count me as a definite yes vote for the Trader Joes/parking!!

Sent from my iPad

From: sondra antonel [mailto:smantonel@yahoo.com]
Sent: Tuesday, August 30, 2016 9:07 PM
To: Lero, Tessa; chriscate@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza"

Please support the local residents and allow this property to be developed in accordance with their needs and inputs.

Do not allow SANDAG to turn this property into a parking lot.

Sondra Antonel

From: Jay or Irene Sowle [mailto:twosowles@yahoo.com]
Sent: Wednesday, August 31, 2016 10:11 AM
To: Lero, Tessa
Subject: 2535 Claremont Dr. Bay new Plaza

My husband and I are voting for a retail plaza rather than a parking lot. This area has been an eye sore for our community for many years. The area’s proximity to Mission Bay should compliment the area, not become a vast sea of cars. This community deserves a retail areas with a grocery store.

Thank you,
Irene and Jay Sowle
From: Brian Riehm [mailto:brian.riehm@gmail.com]
Sent: Thursday, September 01, 2016 11:45 AM
To: Lero, Tessa
Subject: 2535 Clairemont Drive - Bay View Plaza - Grocery Store Needed

SANDAG,

I am registering my opposition to a proposal by SANDAG to seize property at 2535 Clairemont Drive through eminent domain, regardless of purpose. However, the purpose of merely constructing a parking lot will not serve the needs of our community.

Our community lacks grocery store options that are affordable and nearby this location. I am registering my support for a mixed use option at that location that would include a grocery store.

Regards, Brian Riehm

--
Brian Riehm
2552 Arnott St.
San Diego CA 92110
619-275-5711

From: Kevin Ferris [mailto:kf777@me.com]
Sent: Thursday, September 01, 2016 8:24 PM
To: Lero, Tessa
Subject: We want Trader Joes

Sent from my iPhone
From: Brianne Hancy [mailto:Gaulin81@hotmail.com]
Sent: Thursday, September 01, 2016 8:54 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

Dear City of San Diego,

I vote for a Trader Joes to be put in the empty lot on 2535 Clairemont drive. As a resident I feel that this will be a great addition to and for the community. There is plenty of parking that can be allocated to the trolley in the surrounding area and half of that lot. Lets build Bay Park up into a great place to live, eat, shop and drink and not just a transient area!

Sincerely,

Brianne Hancy

From: Lowell [mailto:madlowtrav@msn.com]
Sent: Thursday, September 01, 2016 9:27 PM
To: Lero, Tessa
Cc: loriezapf@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: 2535 Clairemont Drive-Bay View Plaza
Importance: High

TO WHOM IT MAY CONCERN:

MY WIFE And I wish to voice our concern over this Parking Lot ACROSS 2510 CLAIREMONT. WE NEED A GROCERY, WE NEED A RESTAURANT COFFEE PLACE WE MOVED IN' 97. THERE HAS BEEN NOTHING DONE SINCE THEN, THE ONE RESTAURANT JR CLOSED IT'S DOOR I am in my 80's and my wife in her 70's. We are among the 177 families that live in condo's at 2510,2512,2514,2515 etc., Costa Viva complex on Clairemont Drive. Some of us do not drive and find it very hard to shop for food without having transportation to get us to and from the Grocery store. We understand that our nearest Grocery store Keil's on top of the hill WILL CLOSE NOV 1st. We have already lost "Home Town Buffet" next to Keil'sAND WE JUST FOUND OUT FOR SURE THE KEIL'S IS LEAVING NOVEMBER 1ST. WE ARE VERY UPSET, YOU SHOULD CONSIDER SENIORS, ALL THESE YEARS NOTHING HAS BEEN DONE FOR US.

It is extremely important to all of us that live here, that you give thought to an anchor grocery store tenant such as Trader Joe's. Please do not leave us land locked!

Our Warmest Regards,

Lowell and Madeleine Smith
From: Bette Rud [mailto:bette_rud@yahoo.com]
Sent: Friday, September 02, 2016 2:50 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive-Bay View Plaza

Hello,

I am a homeowner in Bay Park and I would like to see the land at Clairemont Drive and Morena Blvd developed by Protea Properties. Having a mixed-use project with underground parking sounds like a great idea. Allowing SANDAG to use that lot just for a huge parking lot doesn't make any sense. Why not go with having actual businesses there and put the parking lot underground? It makes sense to hide the cars underground and bring some commerce to the neighborhood. It sounds like SANDAG is trying to take the lot by eminent domain to get the lot built. We'd love to have some retail/businesses there instead.

Thank you,

Bette Rud
4681 Edison Street
San Diego, CA 92117

From: Bruce George [mailto:bruce_george@sbcglobal.net]
Sent: Saturday, September 03, 2016 10:09 AM
To: Lero, Tessa
Subject: "2535 Clairemont Drive- Bay View Plaza"

Greetings,

I am writing you today to ask that you support the proposal for allowing development of the site at 2535 Clairemont Drive- Bay View Plaza verses approval of SANDAG's completion of eminent domain. Our community has overwhelmingly expressed their belief that the lot is the “Gateway” to our community and want it developed with the community's voice in its design.

Thank you for your time,

Bruce George

From: Bruce Kleege [mailto:bruce@kleege.com]
Sent: Sunday, September 04, 2016 4:18 PM
To: Lero, Tessa
Subject: Parking lot clairemont drive

Sprouts just announced they will be going in at the top of the hill, the demographics are such that the area will not support another market...

Sent from my iPhone
From: wendy held [mailto:heldwendy@gmail.com]
Sent: Sunday, September 04, 2016 4:31 PM
To: Lero, Tessa; lorizapf@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: Clairemont Trolley Station Location

I am voicing my opinion on the use of the property at Clairemont Drive and Morena Blvd. that is going to be a Trolley Station. I would like to see some businesses in addition to parking areas for the station. Preferably a Trader Joe and a restaurant and possibly a few housing units which would be on perhaps a second level. I have heard of underground parking as a possibility too. This corner has been so unsightly for so many years, it is time to make it beautiful and inviting to our neighborhood.

Sincerely,
Wendy Held, a Bay Park resident

From: Fran Shepherd [mailto:fshepherd3@gmail.com]
Sent: Monday, September 05, 2016 10:25 PM
To: Lero
Subject: "2535 ClairemontDr- BayViewPlaza" wld like TraderJoe's & undrgrnd pkng

Hi SANDAG:
Re: "2535 Clairemont Drive- Bay View Plaza," I'd like to register my preference for Trdr Joe's with underground parking. Thank you for your time and consideration. Respectfully,

Fran Shepherd
6343 Mt Ackerman, SD 92111 (858) 279 2095
From: Kris Nieder [mailto:nieder.kris@gmail.com]
Sent: Saturday, September 03, 2016 10:44 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

To Whom It May Concern,
I'm writing to comment on the proposed eminent domain of 2535 Clairemont Drive. As a home owner in Bay Park, I find that our area is already experiencing increased congestion on Clairemont Drive towards the 5 fwy entrance. I would prefer a parking lot built to enhance the community with green space, trees and greenage, over high density housing on that corner. However, if the proposed purchase is to build a grocery store or other neighborhood-benefiting shop (without high density residences such as the mixed use development at the southern end of Linda Vista Rd) into our neighborhood, then that would be preferable over a parking lot.

Kris Nieder

--
Kris Nieder, M.Ed.

From: Susi Guidi [mailto:guidifans@gmail.com]
Sent: Tuesday, September 06, 2016 6:39 AM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

I am a native to Bay Park, we would love to see mixed use project in the BayView Plaza our concern is the Height limit, we want it to stay NO HIGHER than 30 feet. our other concern is traffic, the city has narrowed Clairemont dr. to one lane and traffic in the morning is terrible.
Please keep this in mind when reviewing this project.
Thank you

Susi Guidi
From: Siesel, Barbara A. [mailto:Barbara.A.Siesel@leidos.com]
Sent: Saturday, September 03, 2016 11:49 AM
To: Lero, Tessa
Cc: james@raisetheballoon.com
Subject: 2535 Clairemont Drive- Bay View Plaza

I am opposed to SANDAG making the site a large parking lot and want a Trader Joe’s in that location.

Barbara Siesel | Leidos
Capture Manager/ Sr. Proposal Manager
mobile: 858-869-4693
e-mail: sieselb@leidos.com

From: Gene Turner [mailto:f4ro85@gmail.com]
Sent: Tuesday, September 06, 2016 5:05 PM
To: Lero, Tessa; lorizapf@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: "2535 Clairemont Drive- Bay View Plaza"

As a 35 year resident in the Bay Park area, I strongly oppose the old JR restaurant location to be converted to a parking lot that is not wanted. What is needed there is a mix-use area containing both residents and commercial areas. I also strongly disagree with the use of eminent domain, unwise politically, especially those of you who make that choice.

That is an entrance to Bay Park and it should be treated that way...not with a parking lot.commercial
From: Rebecca Buchheister [mailto:becca791973@yahoo.com]
Sent: Tuesday, September 06, 2016 10:41 PM
To: Lero, Tessa
Cc: james@raisetheballoon.com
Subject: 2535 Clairemont Drive - Bay View Plaza

To whom it may concern,

Please, please, please do not turn Bay View Plaza into a parking lot for a trolley stop. It will promote more homelessness than there already is along Morena Boulevard. It will also continue to be an eye sore in this neighborhood.

There are many young families that are moving into the neighborhood & we want to keep it safe, as well as prosperous. The best option is a grocery store or mixed retail & dining. Bay Park has so much potential to be better, but unfortunately it seems like it's been neglected for many years when it comes to landscaping & the lack of retail & dining throughout the neighborhood. Why is this? The people in this neighborhood want more retail, restaurants & nice landscaping/green spaces. So please, give Bay Park the love & attention it deserves.

Sincerely,
Rebecca
Bay Park homeowner since 2010

From: Amy McAweeney [mailto:amyo dooley@yahoo.com]
Sent: Tuesday, September 06, 2016 8:58 PM
To: Lero, Tessa
Subject: 2535 clairemcnt dr bay view plaza

Hello-

My husband and I have been wondering what is going on with this vacant lot. There have been rumors this space will be used for trolley parking or a trolley stop.

We built a new home in Bay Park five years ago and love the neighborhood. We are in hopes that this space might include a retail space of some sort for a coffee shop, restaurant or market. Hope to hear about the plans soon!

Best,
Amy

Sent from my iPhone
From: Fran Marsh [mailto:fgwm@me.com]
Sent: Tuesday, September 06, 2016 7:54 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive- Bay View Plaza

To the Board of Directors:

The lot at 2535 Clairemont Drive needs to be developed as it does not reflect the quality of the neighborhoods it serves. Protea Properties has come forward to purchase this corner and develop it with the communities’ needs and desires in mind, which includes the needs of SANDAG, 150 parking spaces provided underground. This sounds like a win/win combination. Parking for trolley patrons and a gateway corner for our beautiful bayside communities.

Please do not take away an opportunity for smart development that will benefit and serve thousands, if not millions, in the future.

Respectfully,

Craig and Fran Marsh
60 year residents of Bay Park
4434 Kane St.
San Diego, CA 92110

From: Tami Fichtner [mailto:tamifichtner@yahoo.com]
Sent: Tuesday, September 06, 2016 11:13 PM
To: Lero, Tessa; loriezap@sandiego.gov; chriscate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: 2535 Clairemont Drive- Bay View Plaza

Greetings All,

I'm writing in reference to 2535 Clairemont Drive- Bay View Plaza (The lot located at Clairemont Drive and Morena Blvd).

As a recent homebuyer and mom of two young children in Bay Park, I see a lot of potential for our community. I’m highly opposed to having the lot at Morena and Clairemont Drive turned into a parking lot. A parking lot does nothing for our neighborhood, please exhaust all options for this wonderful location.

I have been told by community groups that there are other options for the space, which include mixed use development. With the Bay and Freeway access, this location is ideal for bringing our community together with a mixed use development.

I'd like to know we have a voice to determine the future of our neighborhood.

I appreciate you taking my concern into consideration.

Best regards,
Tami Kennedy
3150 Erie Street
San Diego, Ca 92117
PLEASE DO NOT allow the property at Morena Blvd and Clairmont Dr be taken by SANDAG with eminent domain.

That property is the gateway to the Clairmont community from a major San Diego traffic artery, Highway 5. It is directly across from Mission Bay and the De Anza cove area which is going to be hopefully developed as an attractive community friendly bay front site.

Working with Protea Properties to develop that land for housing, commercial use as well as trolley parking can only enhance both the Clairmont-Bay Park community but trolley use as well. Think about it. Parking only is a negative use of the land. It does nothing positive.

Having a parking lot as the center piece in one of San Diego premier recreation and view locations would be a travesty for all of San Diego.

The property has been an eyesore as it is for the past two to three decades, getting progressively worse with each year. After decades of neglect this area is on the verge of a renewal that could be a credit to all of San Diego with the De Anza Cove property, the refurbishment of Morena Blvd, the trolley extension. Allowing this prime piece of property to be taken for a parking lot only would be a major detriment not only to my neighborhood (and I have lived here for 33 years) but truly to all of San Diego.

NO on turning Clairmont Dr and Morena Blvd into a parking lot.

Sincerely,
Eugenie Newton
3265 Erie St.
San Diego, CA 92117
From: Shawn Sheeron <ssheeron@san.rr.com>
Date: September 7, 2016 at 11:21:40 PM PDT
To: "loriezapf@sandiego.gov" <loriezapf@sandiego.gov>, "comment@sandag.org" <comment@sandag.org>
Subject: 2535 Clairemont Drive- Bay View Plaza

Hi,

I realize that the time period to comment may be over, but I just read about the upcoming vote and the issue it involves, which affects my neighborhood. I agree 100% with previous comments that say the Clairemont Drive, near the exit from the 5 Freeway, is the main gateway into Bay Park. I am soooo tired of it being an eyesore, which I imagine has detracted from property values in this area. I cringe to think of friends and family seeing the beautiful bay on one side of the freeway, as the get off to enter my neighborhood, and then come upon this eyesore on the other side of the freeway. It is embarrassing! I firmly believe it will remain an eyesore if it is simply turned into parking spots for the trolley. Please help revitalize this important area by allowing the proposed developer to close escrow on this property.

Thank you for your consideration,

Shawn Sheeron

Sent from my iPhone
From: Tom Reid [mailto:tom@trk2inc.com]
Sent: Thursday, September 08, 2016 12:15 PM
To: Lero, Tessa
Subject: Clairemont Drive and Highway 5

Hi,

My name is Tom Reid and I am a 25 year resident of Bay Park. My wife and I have been active in the planning for the Morena Trolley station and the redevelopment plans for the neighborhood. I have just learned that SANDAG is considering a development proposal for mixed use and a shopping center at the vacant lot on the corner of Clairemont Drive and Highway 5. The planning group has been over this many times and we have looked at many options and the parking lot, as planned, is the best use for the lot and the neighborhood. I urge you to continue with the original plan for the area, rather than a plan to allow construction of a dense mixed use development that will increase noise and traffic and congestion at the gateway to the neighborhood. Mixed use and a large grocery store would negatively impact the neighborhood. I can already hear the car alarms going off all night. Thank you for your time and attention to this matter.

Tom

Tom Reid
TRK Enterprises 2.0 Incorporated
5252 Balboa Avenue, Suite 500
San Diego, CA 92117

858-519-3910 office
858-336-6020 cell
858-495-3101 fax
Tom@TRK2inc.com
From: Susan Mittman <susan.mittman@gmail.com>
Date: September 8, 2016 at 8:05:58 AM PDT
To: <kevinfaulconer@sandiego.gov>, <comment@sandag.org>, <chriscate@sandiego.gov>
Subject: 2535 Clairemont Drive- Bay View Plaza

2535 Clairemont Drive- Bay View Plaza

I have lived in Clairemont my entire life and this lot has been a blight on the community. This lot is a gateway to the community and needs to look good. A multi-level retail and restaurant complex, similar to the Del Mar Plaza (555 Camino Del Mar Del Mar, CA 92014), would be ideal with surface and subterranean parking for patrons and trolley users. It would be wonderful for people to take the trolley to enjoy restaurants located at this location with views of Mission Bay.

Grocery stores have not done well at this location. Trader Joe will not put a store in Clairemont and it is very misleading to suggest this. A Sprout's is going in up the hill. If a multi-level complex retail and restaurant complex is not feasible, then the lot needs to be trolley parking, possibly with a mini-park area with covered seating and a coffee shop and a few snack shops for trolley patrons. Vagrants are a concern, but they will come no matter what is put in that location.
From: Steve Leyton [nailto:steve@protectiondesign.com]
Sent: Thursday, September 08, 2016 4:54 PM
To: Lero, Tessa
Subject: 2535 Clairemont Drive

As a 16-year resident of Bay Park, I have enjoyed the safety and tranquility of this neighborhood, and its convenience to the interstate freeways to the West and South. However, the lifestyle in this area comes at the cost of having relatively few local businesses to provide goods and services that are normally found in urban village neighborhoods — the contrasts between Bay Park and areas such as Pacific Beach, Ocean Beach and North Park are very stark in that regard. This is especially true of restaurants, as San Diego is growing a vibrant food culture throughout the city, but the trend continues to pass by Bay Park. That’s why the “Bay Park Boardwalk” concept along Morena Blvd. is so important and the entire redevelopment could be anchored by a quality project on the parcel of land bounded by Clairemont Drive, Inglindo Street, Denver Street and Morena.

In the early 80’s, Ernest Hahn proposed redevelopment of a large portion of what is now celebrated as the Gaslamp Quarter. At the time however, it was known as San Diego’s red light district and was dominated by adult book stores, peep shows, locker rooms, dive bars and SRO hotels. Mr. Hahn was ridiculed for what we now know to be his foresight and vision of what San Diego could be. As it turned out, Horton Plaza was the catalyst that blew open redevelopment of the Gaslamp, which 20 years later has overflowed into East Village and the North end of Barrio Logan. While Bay Park is not likely to experience such a radical renaissance, the impact of a quality anchor project should be a foremost consideration for this site.

Having attended the ad hoc committee meetings where concept plans were presented for the transit center parking field, I can only say that they are very poorly founded and represent a gross underutilization of the parcel. What we need is a vibrant hub, with thoughtful planning of vehicular and pedestrian traffic that will bring people into the neighborhood and encourage them to stay for a while. This will lead to robust redevelopment Southward along Morena as developers and business owners see the opportunities presented by such visits. My neighbors and I are looking for reasons to stay close to home, especially when it comes to food and beverage establishments. A parking lot/bus hub will not facilitate any of the practical or aesthetic needs that could help make viable redevelopment a reality along the Morena corridor.
August 26, 2016

SANDAG
comment@sandag.org
Lorie Zapf
loriezapf@sandiego.gov
Chris Cate
chriscate@sandiego.gov
Mayor Kevin Faulconer
kevinfaulconer@sandiego.gov

Dear Mayor Faulconer, Council Members, and SANDAG:

As the Board of Directors of the Association of Costa Viva we represent 177 homeowners who are directly impacted by the Morena Corridor Specific Plan located within the North end of the MCS Plan. We have reviewed the Morena Corridor Specific Plan map and see that the purple area has been designated to change to “general business.” This is directly surrounding our condo complex of homeowners. We have been informed that SANDAG would like to use the large empty lot directly to the south of Costa Viva on Clairemont Drive and Morena Boulevard as a “Park and Ride” lot. We, as the Board of Directors of the Association of Costa Viva, specifically request that this large space be designated for mixed use shopping and parking. Specifically, a grocery store with underground parking would be ideal.

We have already been subjected to a large car wash within 2 feet of our property line and less than 10 feet to our building at 2540 Clairemont Drive in this “general commercial” use zone. The car wash runs from 7 am to 10 pm everyday and we must deal with the noise and smell. Our property values cannot tolerate a large over-flow parking lot across the street. We have already been patient with the ongoing construction that this site has become.

Please take our request into consideration. We will have representatives attend the public meeting set for September 10th.

With kind regards,

Russell Strom, President
Board of Directors of the Association for Costa Viva
July 28, 2016

BY MESSENGER

Chair Ron Roberts and Members of the Board of Directors
San Diego Association of Governments
401 “B” Street, Suite 800
San Diego, California 92101

Re: Bicycle Lanes in Hillcrest (5th Avenue): Agenda of July 22, 2016, Item 11

Honorable Chair Roberts and Members of the Board of Directors:

I am writing on behalf of Carleton Management, Inc. to bring to your attention an inaccurate statement by SANDAG staff that may have affected the Board’s vote.

After the public speakers had made their presentations, the Chair of the Board, Supervisor Ron Roberts, pointed out that staff had been inappropriately “dismissive” of parking concerns in the northern part of 5th Avenue. Supervisor Roberts then asked staff whether changes could still be made toward a solution if the Board approved the CEQA exemption. Staff said appropriate changes could still be made.

Staff’s answer was misleading at best. It is elementary in CEQA that an environmental determination – environmental impact report, exemption, whatever – is only for the project under study. Significant changes to that project require another environmental determination. The exemption was for a project that, as Supervisor Roberts confirmed, severely impacted parking in that area, which he also acknowledged in a previous meeting with concerned community members as outlined in our submissions. The Board’s motion did not include changes to that project that would lead to a solution. Consequently, the project is now the subject of an exemption without regard to Supervisor Roberts’ acknowledgement of community concerns. The filing of a notice of exemption for that project triggers deadlines for further legal action.

It was pointed out at the hearing that SANDAG previously committed to the public, in its mitigation measure for its bike plan, to evaluate and mitigate parking impacts. By ignoring that commitment, as was pointed out, the Board has violated both a legal commitment and a moral obligation. The Board was also misled by statements that Carleton and others objecting to this plan only made their opposition known recently; in fact, Carleton and others have been objecting to the destruction of crucial parking and travel lanes at public meetings since SANDAG’s plan...
Chair Ron Roberts and Board Members  
SANDAG  
July 28, 2016  
Page 2

depicting a protected lane/cycle track first became known. My previous letter included, as an enclosure, a letter Carleton had sent Supervisor Roberts in March after Supervisor Roberts had met with concerned community members; SANDAG staff replied in April. The problem is that, as objections have been raised, SANDAG staff has ignored or dismissively rejected them, and was unwilling to work toward a compromise even though my client and many other opponents of the project are strong advocates for appropriate bike lanes.

There are many other options that will fulfill the goals of SANDAG and the community. If SANDAG is interested in finding a solution, we ask that, at a minimum, staff not file the notice of exemption, and instead immediately contact Carleton to find a mutually acceptable solution. Otherwise, Carleton will have to consider its legal options.

Very truly yours,

Richard A. Schulman  
HECHT SOLBERG ROBINSON GOLDBERG & BAGLEY LLP

cc: Client  
Councilmember-elect Chris Ward

080548-0001 4824-4933-5093 v3