

- I. Call to Order and Welcome by Chairman - Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes from Last Meeting
- III. Introduction of Board Members
- IV. CMRCC Business
 - A. Public Comment - Non-agenda items (3 minute limit)
 - B. Neighborhood Police Report - Officer Julie Dragt
 - C. CMR Fire Station -
 - D. State Senator Brian Jones - Representative
 - E. Assemblyman Brian Maienschein - Representative, Rick Hauptfeld
 1. AB565 Public health workforce planning: loan forgiveness, loan repayment, and scholarship programs
 2. AB845 Continuing education: physicians and surgeons: maternal mental health
 3. Their office is a resource and can connect you to others
 - F. Supervisor Kristin Gaspar - Representative
 - G. Councilman Mark Kersey - Representative, Brittney Siordia
 1. They have their most recent newsletter out
 - a) Addresses new budget
 - b) Seniors to protect against fraud
 2. Maintenance on golf course
 - a) If it is a fire hazard, the best contact is fire or code enforcement
 - (1) This is privately owned, so City doesn't have a ton of jurisdiction
 - b) Details of code violation should be public information
 - H. Mayor Kevin Faulkner - Representative
 - I. San Diego Planning Dept. - Tony Kempton
 1. Giving background to Parking Garage property
 - a) Property was put up for sale in 2015; underutilized parking & sold recently
 - b) Hearing with the planning commission 9am on August 15th
 - (1) Anyone can speak
 - (2) 12th floor of City Administration building (202 C Street)
 - J. Congressman Scott Peters - Representative
 - K. Rich Holstrom - CMR United
 1. CMR United is a 501(c)3 of homeowners and business owners
 2. To provide community council with relevant info RE: alternative uses so that we can make informed recommendation
 3. Evident that owners of the golf course and New Urban West do not intend to listen to us; the initiation request and rezone is considered private information only
 4. They want to preserve and protect green environment
 5. They want to create a unified effort to look at alternative uses
 6. They believe that it is the community's wish that the CMRSSCC votes against this
 7. See attached presentation text at end of meeting minutes
 8. Questions/Comments

- a) PACS will not consider anyone but NUW at this point, so has CMR United considered negotiating with NUW? Resident feels it may be more appropriate to negotiate with them.
 - (1) The letter was in response to negotiating and they had talked to other enterprises
 - (2) Yes, they would consider negotiating with NUW but not PACS
 - b) It's been made clear what this committee is for and not for and they realize our hands are tied in terms of maintenance. Who should we contact?
 - (1) We've had the fire department in here to discuss the situation and who to contact when (December 2018)
 - (2) We've had NUW in here and they were successful with at least minimal maintenance
 - (3) We try our best to serve CMR
 - c) We need to have this room packed every time; Resident has been following other situations and we need people to see this and get fired up. We have to show that we are united. The plans for other places need to go up so that we know what could happen here.
 - (1) Reach out to city council, too. You can start here, but then it goes to the planning commission, and then city council.
 - d) Is this board really representing us?
 - (1) We were elected by the community
 - (2) We volunteer, and legally cannot be biased; we must dismiss ourselves from a vote that may benefit us.
 - e) Is there a conditional use permit violation?
 - (1) Yes, a letter has been issued.
- L. Dan Rehm of Hunsaker & Associates on behalf of New Pointe Communities, Inc.
- 1. Presenting application of the initiation request
 - a) They are trying to assess whether the idea has enough merit to continue in research and planning
 - b) Application is to develop the old park & ride
 - c) Use existing structure as parking garage and then build 48-unit apartment
 - d) Rezone & amendment to general plan & community plan
 - e) RM402 → RM410
 - f) Request that committee approves so that they can further study and then come back with more detailed proposal and plan
 - 2. Summary - request that CMRSSCC approves and supports request so it can move forward to planning commission; they believe that it stands on its own merits (see criteria below)
 - 3. Three criteria to evaluate merit of initiation request
 - a) Amendment appears to be consistent with general and community plan
 - (1) Consistent with City plan - city villages strategy
 - (a) New high growth close to transit and shopping (¼ mile from transit station)
 - b) Provides additional benefits to community compared to the current situation
 - (1) Provides housing - affordable and market-rate

- (a) 31% low/medium income (this is basically that of being a teacher or firefighter)
 - (2) Clean up a public nuisance
- c) Public facilities available to service
 - (1) Streets will handle capacity
 - (2) Utilities are here
- 4. Questions/Comments
 - a) Concern to committee that a vote yes would be setting a precedent for any future votes
 - b) What is considered changing of the community plans?
 - (1) Traffic, adjacent land use, etc. - everything is considered
 - c) Concern: this is a nice community and affordable housing might make it not a nice community
 - d) Please consider the decrease in value of property next to development
 - e) What does affordable mean?
 - (1) <https://www.sdhc.org/wp-content/uploads/2018/05/AMIIncomeLimits.pdf>
 - f) We need to consider where the people who use the park & ride for parking will go
- M. Chair's Report
- N. Golf Course Subcommittee Report - Chairman, Rick Smith
 - 1. At the last meeting they had a full house and heard from NUW
 - 2. NUW is continuing with the geo-technical reconnaissance and maintenance encouragement
 - 3. Next meeting: June 25th 6:30-8pm at the Library and they will be considering the NUW subcommittee request
- O. Park & Ride/New Pointe Subcommittee Report - Chairman, Brian Hollandsworth
 - 1. They have reviewed the letter that NP sent to the planning commission
 - 2. In the research that was pulled, current zoning is neighborhood commercial (not low/medium?)
 - a) January 5th 1988 city council meeting minutes
 - 3. The parking garage was built for a purpose and rezoning does not match that
 - 4. We should not be considering this.
 - 5. In terms of the fit to the current community plan, it does not
 - a) Not consistent with current zoning nor heights in the area (this would be upzoning by 8 zones)
 - 6. There are lots of reasons why this is a parking garage to serve others
 - 7. They are not opposed to building more housing, but there are smarter ways.
 - 8. Bus routes are not compatible - if you want to go down the street to Ralphs, you must take the bus to RB and then transfer back
 - 9. There is no additional parking anywhere for street parking
 - 10. Redfin walkability score is 27/100
 - 11. Utilities are potentially an issue
 - 12. They have evaluated facts and their recommendation is to vote not to forward the initiation request based on all this
 - a) Not consistent with the plan
 - b) No added benefits
 - c) Public facilities potentially not there

Wednesday, June 12, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128

13. Questions/Comments

- a) Historically, the park & ride isn't what it was meant for?
 - (1) When the city lease with CalTrans ended, it went up for sale; CMR deeded the lot to the City since it had the lease
- b) If the initiation request is approved, the issues discussed would be studied
- c) The parking for the small shopping center is its own, and does not include the park and ride

P. Old Business:

Q. New Business:

R. Action Items: Vote/Recommendation on New Pointe Communities, Inc. Initiation Request

1. Motion & Second to bring a vote to approve

a) Vote to Approve initial request

(1) Aye: 0

(2) Naye: 12

(3) Abstain: 1

2. Motion & Second to bring a vote to deny

a) Vote to deny initiation request

(1) Aye: 11

(2) Naye: 1

(3) Abstain: 1

V. Adjournment

**Next Meeting: Wednesday, July 10, 2019 at 6:30pm
Carmel Mountain Ranch Recreation Center
10152 Rancho Carmel Dr., San Diego, CA 92128**

Presentation to the CMR/SSCC by Carmel Mountain Ranch United
June 12, 2019

I would like to thank the chairman and the other members of the committee for again giving CMR United the opportunity to talk with you about the future of the former golf course property.

As you know, Carmel Mountain Ranch United is a 501(c) (3) non-profit entity comprised of Carmel Mountain Ranch homeowners and business owners. As a member of this organization's board, I want to take a moment to state what we have endeavored to communicate each time we have had an opportunity to address this committee or the golf course sub-committee. That is, that CMR United's objective has been:

To provide this community council with relevant information about alternative uses of the golf course property so that you can make an informed decision as to whether New Urban West's request for rezoning should be either "Recommended" or "Not Recommended" to the city.

Why make this statement on our objectives now? Because at this point in time it is apparent that the future of the golf course land is considered by its owners, PACS Enterprises, to be solely a private matter and that they have not, and apparently will not, consider the community's alternative proposals. The NUW Initiation Application involves a request for rezoning, construction, and effectively a deconstruction of the CMR Community Master Plan. From what we know at this point it appears that PACS Enterprises and the New Urban West representatives do not want this community council to consider any other alternatives but theirs.

We want this committee, the golf course sub-committee, and the members of our community to fully understand the mission that CMR United has pursued over the past 11 months. Our by-laws state that:

CMR United is a citizens group formed for the primary purpose of preserving and protecting the green environment that our community has established over the past quarter century. The Organization works with various other groups, individuals, committees and organizations, including the CMRRC, Golf Committee, CMR Planning group, and the CMR/SSCC parties to create a unified effort to look at all options. The association communicates information to the CMR community for the purpose of creating a livable, natural environment from the now defunct golf course.

At this point, we know that our past presentations of alternative uses of the former golf course property are both consistent with our mission and the goals that I've just stated.

We intend to continue to fairly and accurately share relevant information with this community council to support you in your commitment to making a fully informed decision.

To that end, as you know, based on survey data gathered by CMR United as well as the expressed opinions by residents to both CMR United and to this committee and golf course subcommittee, we believe it is our community's position that the CMR/SS Community Council should make a "Not Recommended" statement to the City regarding the requested rezoning of

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the land. We believe that the CMR community wants to maintain the open space that was promised to it in the CMR Master plan and this promise should be kept. There are reasonable and achievable alternatives for this Council and the City to consider and we ask that you consider them.

Thank you again for allowing our community group to speak to this committee and to our neighbors.

At this time I would like to submit a copy of these remarks to the committee for their meeting records and I'm happy to answer any questions or listen to any comments from the members of the committee or from our Carmel Mountain Ranch neighbors.