

## Carmel Mountain Ranch / Sabre Springs Community Council

### Meeting Minutes

Wednesday, December 11<sup>th</sup>, 2019, 630pm

10152 Rancho Carmel Dr, San Diego, CA 92128

- I. Call to Order and welcome by Chairperson – Eric Edelman (6:30PM)
- II. Approve Agenda & Approve Minutes from last meeting.
  - a. Motion by M.Clark, Second by D.Thompson, unanimous aye
- III. Introduction of Board Members
  - a. Dan Thompson
  - b. Ryan Yamasaki
  - c. Marc Clark
  - d. Eric Edelman
  - e. Michelle Mullin
  - f. Michael Nelson
  - g. Rich Krejci
  - h. John Schroeder
  - i. Joseph Valencia
  - j. John Chiu
- IV. CMRCC Business:
  - a. Public Comment – non agenda items: None
  - b. Neighborhood Police Report – Officer Julie Dragt: Not Present
  - c. CMR Fire Station/SD Fire: Not Present
  - d. State Senator Brian Jones – Representative: Not Present
  - e. Assemblyman Brian Maienschein – Representative: Not Present
  - f. Supervisor Kristin Gaspar – Anthony George: Not Present
  - g. Councilman Mark Kersey – Representative, Brittney Siordia
    - i. Few People had reached out about strip of Poway Rd. left unpaved. Caltrans permitting came through and will be repaved between 15 and Sabre Springs Pkwy. Feel free to email our office.
    - ii. Public: We had previously asked about terms of golf course violating conditional use permit
      1. B.Siordia: Maintenance agreement still allows use of clubhouse for a certain time, will double check. You can also reach out to code enforcement staff for continued violations.
    - iii. Public: Pass it on to Kersey, not to pick on you, but tonight you were late, if there are 2500 more cars, think how late you will be next time.
    - iv. R.Yamasaki: HOA sent out notice of supposed maintenance agreement
    - v. E.Edelman: City and Golf course worked out a maintenance agreement deal, that is how golf course continues to operate club house, Brittney can find out how long they can continue.
  - h. Mayor Kevin Faulkner – Representative: Not Present
  - i. San Diego Planning Dept – Tony Kempton: Present, no comment
  - j. Congressman Scott Peters – Representative: Not Present
  - p. Park & Ride/New Pointe Subcommittee Report – Chairman, Brian Hollandsworth (note, moved up in agenda to allow sufficient time)
    - i. Brian Hollandsworth – Subcommittee Chair of Park & Ride
    - ii. Update: As you know, there was contingent offer to buy – convert to highrise
    - iii. City passed resolution, saying if there zone can be changed: builder will do 15 affordable, a third of about 45 units
    - iv. Planning Commission approved the initiation to study ability to build
      1. This submittee and this committee voted against it, commission approved it anyway

- v. New Pointe submitted details a little different than what they shared with us
  1. 76ft tall apt bldg – 4 stories, 50 units
  2. First round of cycle review comments – publicly available
  3. My take: first round of plans may be a test, a lot of stuff were missing
  4. Review comments: how does it fit in community? Parking concerns. Street Parking. Gate setbacks?
  5. There can be many cycle reviews
  6. Asked for feedback committee, Brian submitted letter why it isn't a fit for the community
- vi. Talked with developer, who will revise plans and talk again in Jan, schedule subcommittee mtg. Will keep people posted
- vii. Public: How do we find out mtg times for planning commission?
  1. M.Prinz: Planning comm. meets every Thurs morning 9am, downtown in City council chambers, 12<sup>th</sup> floor. Next meeting is tomorrow morning, last of calendar year.
- viii. Public: When is this topic up?
  1. M.Prinz: Agenda is posted online at sandiego.gov, link to planning commission. All agendas posted 3 days in advance, typically a week in advance.
- ix. Public: Can we get that publicized around here, so we can all go?
  1. M.Prinz: Anything related to development project follows noticing requirements. Notification within 300 ft or newspaper notice.
  2. B.Hollandsworth: Builder knows months advance when they think they will go. In meetings, there is non-agenda period, you can take 30 minutes even if it is not on the agenda.
  3. T.Daum: Carmel Mountain United will work closely with Brian and we will notify you if you are on our email list. We need to fill that chamber every time.
- x. Public: Noticed not as much attention on P&R, more on golf course. This is a gateway for zone change. If this goes through, you can kiss the golf course goodbye. Be committed to fighting this as the golf course, this is further ahead.
- xi. E.Edelman: Official City meetings are where Planning Commission takes note of community presence
- xii. E.Edelman – PA system volunteered by Bruce Bergman (applause)
- k. New Urban West – Carly Keatts, Community Relations Manager
  - i. Jonathan can't be here tonight, apologizes. Will do best to answer question, or take info back, or hold until Jan
  - ii. Submitted plans after we met with you in Nov
    1. City is going through initial review checks, make sure documents are complete
    2. Will be sent to Eric in 1Q20. Will still be subject to change after that.
    3. Another year or two before going to city council.
    4. Will be here every month, also cmrvision.com
  - iii. R.Yamasaki: Other development have proposed parking is not necessary. Apartments here today has parking, and still residents park along the street. What impact do you see?
    1. C.Keatts: City's TPA allows no parking requirements. We are in TPA, but we are not doing zero parking. There will be ample parking. Traffic and amount of cars will be in the environmental impact report with traffic study.
  - iv. E.Edelman: Project has been submitted under expedited process, can you explain?
    1. M.Prinz: My role is Sr Planner in Planning dept, not in development svcs dept, not expert in review process. Project is in for "Affordable In-Fill Housing and Sustainable Buildings Expedite Program". If providing sustainable features or affordable housing (deed restricted, income based), allows developer to have faster review from city, moves to front of line. All reviews in process move up. This developer proposed 10% deed restricted, is how they qualified.

2. C.Keatts: Still a really long and iterative process, 1-2 years. Expedite programs are used because time is money, helps to keep costs down.
3. M.Prinz: Planning commission decision making process and public review period is still standard time.
- v. M.Clark: Was under impression that all developers have to have some element of affordable housing, or pay.
  1. M.Prinz: Yesterday there were changes, but prior to that, inclusionary housing requirement over some amount of units, every development must provide 10% affordable on site, with the option of paying in-lieu fee. If they pay fee, they don't qualify for program.
- vi. M.Mullin: You said ample parking, what does that mean?
  1. C.Keatts: Don't have exact figures, but standard is 2 cars per unit/household, 2 car garage.
- vii. M. Mullin: Jonathan keeps talking about the tunnels, I'm nervous about them, may attract homeless. Is there any plan to police those?
  1. C.Keatts: Not specific to policing, we have plans for lights. Materials to prevent graffiti.
  2. M.Mullin: This is my concern I'd like documented
- viii. M.Mullin: We have Jefferson as 4 story apt as precedent, many community members don't realize because it is well placed. What you propose is not. Does not meet feel of the community.
- ix. J.Schroeder: What has changed since last month's presentation?
  1. C.Keatts: Nothing has changed.
- x. R.Krejci: Is anything preventing proposed undeveloped area from being immediately or in future, developed? Who will own it?
  1. C.Keatts: Land that isn't being developed still sight to be seen, still being worked out on who will be responsible to maintain it, like city parks take some. We will know more details after initial review.
- xi. M.Clark: Was anything 4 stories and was it including parking, or underground parking?
  1. C.Keatts: 2-4 stories, and parking hasn't been clarified.
- xii. M.Clark: Question and comment to folks too, I almost rather have HOA take extra land rather than city maintain it, city could flip the switch on us and after the project finishes they say 'hey look at this extra land, let's put more apartments on it'.
  1. C.Keatts: Zoning will only change for development areas, rest of land will remain current zone.
  2. E.Edelman: We have a community plan, several attempts to amend it, so down the road, open space could be rezoned again?
  3. M.Prinz: Yes, though there is varying levels of open space, usually deed restrictions depending on environmental value of land and recommendation of city planning staff reviews.
  4. E.Edelman: Current submission is available for viewing at the city. We are waiting for complete to view. Copies are not currently available.
- xiii. Public: Troy Daum. Community plan, pg 99, states there are archaeological finds, 4 significant, 3 mitigated. This is a cultural site dedicated to remain open space. Was later redacted to prevent people from digging. City needs to look into it and identify for environmental importance.
  1. M.Prinz: That is a CEQA area for review and will be analyzed, reviewed by staff and applicant.
- xiv. Public: J.Peters. I think it is a travesty. We bought to live along green golf course and nice community. I don't see that with 1200 condos. We got 600 55+ going in by double tree, more by Albertsons, and Mira Mesa. Will be dusty and dirty for a long time. How do you go from a few hundred to twelve hundred with no single family homes?

1. C.Keatts: Not really sure, I'm being honest. We're trying to manage the triangle - community, city, and investors. This plan is the best we can do to manage the three. This helps city manage housing numbers.
  2. J.Peters: My challenge to us as neighbors and family, we need to fight for how close, how tall, and how many.
- xv. Public: K. Carlson. I'm on the subcommittee, what took so long to show the housing types? We didn't see it until the 17<sup>th</sup> meeting. The workshops are a sham (showing plan document) all you heard throughout the meeting was buffers, landscapes, parks, trails. Housing commission had a comment on "good faith effort", be innovative. This is same-old same-old. High quality development is going to block all our views (Alan and Cathy yielded 2 minutes each to K.Carlson). We talked about setbacks and buffers, wall of housing, clubhouse? What are the alternatives? Next meeting, talked about parks and open space. We want consistency of housing types. What about traffic impacts, views? We are a planned community. Feasibility ratings of parks & trails? Accessibility, equitable spacing. They added more development, went from 7 holes to 12 holes. Be surprised, more is coming. We didn't ask for this, how does that work in a workshop? You need to be mad and be at that next city meeting.
- xvi. Public: A.Hahn. Reviewed project submittal, they are incomplete. They're requesting max height deviations 30-38ft, 40-47ft. They're not proposing parks, but want trails to be considered parks. City requires 300ft public notice, there is an option in regulation to be done by newspaper instead – they're doing the newspaper.
- xvii. Public: I agree with everything that's been said about stopping development. I yield my time.
- xviii. Public: Shame on you for not looking at NUW they were in Orange County. They're going back and forth, it's time to go back to the city. Follow the money, look who the politicians are – a lot of them aren't going to be here soon. Transparency – we haven't had any. We feel like we've been run over. Last fire we had – an hour and 15 min from seabridge In to 15. Tell me if my family is going to burn getting out of here. It's all about money. I'm going to be at city council meetings. Feel shame for the previous planning community that planned this community. This is going to set precedence too, we have a lot of golf courses and it's going to go everywhere.
- xix. Public: We live along area proposed 4 story apartments. Who determines the access, and when will we find out? It's a small cul de sac.
1. M.Prinz: The applicant proposes plan to be reviewed and signed off by transportation staff and fire dept reviewers, city council makes final decision.
  2. Public: Will there be community input?
  3. M.Prinz: The planning group can comment on anything on the project, the city evaluates project against community plan, general plan, and regulations. If you speak at city council and at planning group, staff will hear your comments.
- xx. Public: The main decider is city council, and planning commission. What we have on our side is impact report, and show it is detrimental to local community. 1200 is 5x increase in density. Get that impact report, communicate to city council and planning commission, mayor, councilman. Twitter, email, phone, and show up. Use impact report to justify our opposition, not just that we don't want homes – it is our main tool.
- xxi. Public: Mr Prinz, you were late, was it traffic related? The infrastructure is completely lacking, you sit on the 15 every morning and evening. The infrastructure isn't here for any more housing in north county. Bigger than just us, every golf course is now subject to the same issues. I'm looking to move, and bought specifically on the golf course, and a year into it my home is a POS. Was the zoning 30 years ago no longer good? Is it inept or fraud? Follow the money, why after 30 years is it ripe for a billion dollar project?
1. M.Prinz: Point of clarification, I was only a couple minutes late, but it was work.
  2. M.Prinz: I'm not the applicant so it's not my decision. Planning commission initiated and reasons are in the report.

- xxii. Public: S.Rasoul. I don't support any development at all. It is hitting home owners and sellers on home values. Talking about your 'triangle', what is the demand? People ask what is being developed, it is condos... they want new single family home. More units are more profitable, but is the city looking at what people want? It is not what is proposed.
- xxiii. Public: M.Sperry. City general plan housing element, redone every 8 years. There's a draft right now, says San Diego needs 109,000 units. Pg 12 of document describes adequate site inventory . City already has enough sites zoned to meet target. Why is it important to change our zoning when there are already adequate zoned sites?
- xxiv. Public: B.Hollandsworth. One planning commissioner voted against project. One recognized the community plan that was worked on so hard. This is very high fire risk zone. People are getting their insurance cancelled or rates jacked up. What's preventing investors from buying these units up, flipping? Affordable housing is manufactured by investors. Where is it documented that AR1-1 is a 'holding zone'?
  - 1. C.Keatts: If it were age restricted, that would prevent certain people from buying. HOA would determine how many could be rented. I'll look into it.
  - 2. E.Edelman: Most HOA don't have restrictions on how many can be rented.
  - 3. M.Prinz: Purpose of AR1-1 zone in municipal code, ch 13, article 1, division 3. Statement at end, reserved for agricultural or very low density, or for future development at urban intensities. Torrey Highlands, Black Mountain Ranch, Otay Mesa, community plan establishes land use designation for future development. Must go through review and rezone for future action. Holding Zone is how AR1-1 has been used in other areas, not specifically this area.

- l. N/A
  - m. N/A
  - n. Chair's Report:
  - o. Golf Course Subcommittee Report - R.Smith: No report, but meeting January 28<sup>th</sup>.
    - i. E.Edelman: Sent link in email, city asking for your input on future development in San Diego. Can send again.
  - q. Old Business: None
  - r. New Business: None
  - s. Action Items: None
- VI. Adjournment (7:55PM)