

**CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY
COUNCIL
10152 Rancho Carmel Dr., San Diego, CA 92128**

**MINUTES for July 8, 2020
6:30PM Zoom Meeting**

Link: <https://us02web.zoom.us/j/83882178428>

QUORUM/CALL TO ORDER 6:34 p.m. A quorum was established via ZOOM.

BOARD OF DIRECTORS	
PRESENT	ABSENT
Eric Edelman, Chairperson/Business Owner	None
Ester Berry, Vice Chairperson/Home Owner	
Kurt Carlson, Home Owner	
John Chiu, Home Owner	
Marc Clark, Home Owner	
Majid Moshiraian, Home Owner	
Rick Krejci, Home Owner	
Michelle Mullin, Home Owner	
Silva Salehi, Business Owner	
John Schroeder, Resident	
Dan Thompson, Business Owner	
Joseph Valencia, Home Owner	
Ryan Yamasaki, Home Owner	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes. Rich Krejci moved to approve agenda; _____ seconded. Agenda approved unanimously. Kurt Carlson moved to approve June minutes; Silva Salehi seconded. June minutes approved with one abstention (John Schroeder).
- III. Introduction of Board Members
- IV. CMRCC Business:
 - A. Public Comments - Non-agenda items (3 minute limit)
 1. Harold Klotz regarding letter to City Planner regarding the Alante project. Thanked Brian Hollandsworth for composing this organized, concise letter which perfectly conveys everything our community objects to about this project. Also thanked Eric Edelman for his contributions in getting this letter finalized and out to the community.

The COVID-19 virus situation has impacted our community’s ability to access City Planning Department resources and NUW has not stepped up to improve transparency, our community is experiencing a much harder time expressing our concerns to City officials. It’s feeling more and more like our input is not valued and not welcomed.

In addition to community-wide concerns about the number of housing units being proposed, what they will look like, and where they will be located; the feeling is that the processes utilized by the City are geared more towards minimizing the community’s ability to impact development in our neighborhood.

Workshops were held prior to the initiation of the project, and were touted as NUW’s way of “working with the community.” In practice, they were only held to encourage the

community to focus on the less important aspects of the project. This is proven by the fact that not only did NUW not discuss their building plans, but apparently they do not plan to ever reveal them to the public.

If NUW is serious about working with the community, they will re-write the design guidelines (more organized and more understandable) and work with the community to truthfully communicate their intentions and not only listen to, but act on our concerns about this project.

- B. Neighborhood Police Report - Officer Julie Dragt
 - 1. Thank you to the community for “spreading the love” and support.
 - 2. Across our division in general there have been more commercial break-ins. Please report any and all car break-ins to the non-emergency number; provide surveillance videos when available.
 - 3. Residential burglaries are down.
 - 4. Golf course tunnel issues regarding homeless camping out there. Officer Dragt looking into it; will get back to us.
- C. CMR Fire Station – Representative
 - 1. Not present. No report.
- D. State Senator Brian Jones – Representative
 - 1. Not present. No report.
- E. Assemblyman Brian Maienschein - Representative, Rick Hauptfeld, rikard.hauptfeld@asm.ca.gov.
 - 1. Summer recess got extended due to virus cases at the Capitol.
 - 2. Every elected office is keeping busy with EDD matters and unemployment benefits.
 - 3. Good resources and good information available to the community from their office. Please contact the office for assistance; to be pointed in the right direction; or for any other assistance that may be needed.
- F. Supervisor Kristin Gaspar – Representative, Anthony George
 - 1. Not present. No report.
- G. Councilman Mark Kersey - Representative, Marc Schaefer
 - 1. Access to documents – process for reviewing them is only to go view them in person, because right now they are preliminary proprietary documents. Newer process is in the works, to comply with public health rules.
 - 2. Flag Issue: CMR sign-golf course owner is responsible. Marc will reach out to property owner. This is not part of Code Enforcement.
 - 3. Code Enforcement: walk through on 6/24/20 and were found still in violation of four items:
 - a) Violation of installing erosion and sedimentation control measures
 - b) Maintenance of the property in accordance with maintenance program plan given to them
 - c) Repairing/replacing damaged chain link fences (not completed)
 - d) Implementing storm water best management practices
 - 4. Code violations are being followed up on with current owner. Trying to figure out timeline and next steps for resolution.
 - 5. Mayor Faulconer’s project review changes. Nothing before council has been brought forward for any changes. The push has been approximately four years happening.
 - 6. Weed abatement: the golf course is still in violation of this issue. Part of property maintenance program.
 - 7. City wide item: Development Services is working on outdoor dining in lots and parking spaces to help people serve on site and stay in business.
 - 8. Questions/comments; photo evidence of issues: Please email Marc Schaefer at schaefermp@sandiego.gov

- H. Mayor Kevin Faulconer – Representative
 - 1. Not present. No report.
- I. San Diego Planning Department – Representative, Tony Kempton
 - 1. Not present. No report.
- J. Congressman Scott Peters – Representative
 - 1. Not present. No report.
- K. Park & Ride Subcommittee Report - Brian Hollandsworth
 - 1. Letter written to City Planner (previously distributed electronically to the community at large) was written in response to last month's (June 2020) meeting where the CMRSSCC voted to make recommendation to the Planning Committee to deny the project as proposed. It is an addendum to the form that we submit to the Planning Committee, providing, in detail, our opposition to the Alante project as it stands.
 - 2. 50 units; 70+ ft. building; 50 parking spots, and all other stated details noted in the letter. Does not fit. Community Planning Group form completed, explaining why this is not a fit.
 - 3. Recap/key takeaways from the letter: land use guidelines/criteria need to be followed; three criteria for this to be a viable project. Criteria, as detailed in the letter submitted, provides details as to why the project, as it stands, is not a fit for the location and size of this space.
 - 4. 200+ comments have been submitted to the Planning Commission. CMR United folks are driving that. <https://carmelmountainranch.org/>
 - 5. Planning Commission meeting will be a "dial in" meeting/teleconference. Date (as of this meeting) is set for 7/23/20 at 9:00 a.m. It could change to 7/30/20. We will need to keep an eye out for updates on the final date. Our project will be the last item on the agenda.
 - 6. Brian Hollandsworth will be participating and presenting at the teleconference.
 - 7. Letter will be submitted and filed with the City. To have this letter emailed to you, please send your request to edelmanrealty@gmail.com.
- L. Golf Course Subcommittee Report – Eric Edelman
 - 1. Report deferred to Action Items.
- M. Chairperson Report – Eric Edelman
 - 1. None.
- N. Old Business
 - 1. None.
- O. New Business
 - 1. None.
- P. Action Items
 - 1. Discussion of Golf Course Subcommittee motion adopted 6/30/2020: letter to the City of San Diego Planning Department/City Staff regarding community concerns about NUW "The Trails" project.
 - a) "The Trails" as the project name implies, trails have to be built first, along with the buffers--100 ft. requested from the community and the existing homes.
 - b) Number of units is also a major concern for the community.
 - c) Build more parks; retain more open spaces.
 - d) Height of buildings is also a concern.
 - e) Planning Commission provided NUW expectations, given the non-contiguous nature of the CMR golf course.
 - f) Needs and challenges noted and justified in the letter that will be going to NUW.
 - g) Proposals to letter: encroachments into buffer areas; building of trails; percentage of rental units;
 - h) Motion: Kurt approve the letter subject to the additions and changes discussed, then do one last review prior to sending to the City officials. Second: Marc Clark.

- i) Motion by Kurt Carlson: go back and incorporate the items discussed tonight and reconvene on Tuesday, July 14, at 5:30 p.m. Joseph Valencia seconded. Motion to modify letter and reconvene to finalize before sending out passes unanimously.
 - (1) Five points to add to letter, followed by review and discussion at the special meeting, prior to sending to the City:
 - (a) Discussion of no encroachment into buzzer zones.
 - (b) Building project around trails FIRST
 - (c) Address letter to NUW as well
 - (d) Note percentage of rental units
 - (e) Add John Schroeder's key points, which include quotes from the Planning Commissioners from the meeting where the Commission stated what their expectations for NUW are, for this particular project.

Adjournment: 8:42 p.m.

Special Meeting proposed: Tuesday, July 14th at 5:30 p.m. (pending Planning Department approval)

Next Meeting: Wednesday, August 12th at 6:30 p.m.

Location: ZOOM Virtual Meeting Links to be provided via email.