

Wednesday, July 10, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128

- I. Call to Order and welcome by Chairman – Eric Edelman
- II. Introduction of Board Members
- III. Approve agenda/Approve Minutes from last meeting
- IV. CMRSSCC Business
 - A. Public comment – non agenda items (3 min. limit)
 1. June Cutter
 - a) Lives in Del Sur, used to live in Sabre Springs
 - b) Running for State Assembly district 77
 - B. Neighborhood police report – Officer Julie Dragt
 - C. CMR Fire Station/SD Fire
 - D. State Senator Brian Jones – Representative
 - E. Assemblyman Brian Maienschein – Representative
 - F. Supervisor Kristin Gaspar – Representative
 - G. Councilmember Mark Kersey – Representative, Brittney Siordia
 1. Kersey shares frustration that golf course closed
 2. There is ample opportunity for public input to share thoughts and concerns throughout the extensive and long process
 3. Tonight’s decision is very, very preliminary
 4. Kersey cannot take a position on this, as he would have to recuse himself from a later vote
 5. They are expecting an update on the code violation soon, especially because of the fire danger
 6. Questions/Comments
 - a) Who is responsible for the foliage around the parking garage? There is a bush growing in the stairs.
 - (1) Send this to their office with specific location & pictures so they can determine whose jurisdiction it’s in
 - b) What money has been taken from developers by Kersey or other public officials? There is a concern over who they really work for.
 - (1) She will check, but this may be public information.
 - c) Will Kersey be coming to any of these meetings?
 - (1) They are working with their scheduler to figure this out and he wants to come ASAP
 - (2) Will he be at the planning commission meeting?
 - (a) No, but he can provide tally of feedback from residents; Brittney will pass along this request and see what can be done
 - (3) It’s disheartening that he can’t make any kind of statement; this isn’t how Maienschein was when this came up before.
 - (a) It’s not that he doesn’t want to; he cannot, but he can (and we) send in comments to the planning commission
 - H. Mayor Kevin Faulkner – Representative
 - I. San Diego Planning Dept. – Tony Kempton
 - J. Congressman Scott Peters – Representative
 - K. New Urban West (residential developer under contract to purchase old CMR golf course property) – Jonathan Frankel

1. Who is New Urban West?
 - a) 60 years of experience working in Southern California
 - b) Extensive experience with golf course communities – sensitive to unique need
 - c) Community engagement is cornerstone to their approach
 - (1) Going to be here every month to hear comments
2. Tonight they are here to present request for initiation request
3. Initiation is a very preliminary step
 - a) Does NOT approve any plan
 - b) No zoning is changed
 - c) No building can happen
 - d) They can only begin doing studies
4. Existing Conditions – Initial Analysis
 - a) Project area – disconnected; snakes in and around a variety of communities
 - b) Job centers – important to look at jobs relative to housing (less than 5,000 jobs), which is job rich relative to other areas of the county
 - c) Retail areas
 - d) Recreation
 - e) Schools & libraries
 - f) Bicycle facilities – state and city are concerned about GHG
 - g) Public transit connectivity
 - h) Trail & public space
5. Their initiation request
 - a) To study possibility of amendment to allow for development
 - (1) Recreation
 - (2) Social space
 - (3) Open space – want to retain a decent amount
 - (4) Housing – nothing inconsistent; balanced with what already exists (25% apartments, rest single family houses and town homes)
 - b) Only allows study
6. Their process – in most cases, a multi-year thing
 - a) Robust plan of how to communicate and when
 - b) What does engagement mean?
 - (1) One of their guiding principles
 - (2) Empower us to provide feedback – informs design & brings better value
 - (3) Listen and collaborate
7. Ongoing community engagement
 - a) Workshops (15-20 people)
 - (1) Design sessions – what kinds of things make the most sense
 - b) Meetings
 - (1) Groups, 1-on-1, etc. – intimate & they want to make sure they're really getting everything
 - c) Web updates
 - (1) Website, social media, emails

- (2) CMRVision.com
 - d) Presentations
 - (1) Project updates
- 8. Their commitments
 - a) Ongoing community engagement
 - b) Timely & accurate information
 - c) Accessibility & openness to ideas
- 9. Core Values
 - a) Engage community to inform design
 - b) Minimize impacts
 - c) Ensure sustainability – environmental & economic
 - d) Enhance property values in CMR
 - e) Balanced plan elements – never propose filling every fairway
 - (1) In Escondido, 45% greenspace
- 10. Typical Plan elements
 - a) Recreational amenities
 - b) Open space amenities
 - c) Social spaces
 - d) Housing
- 11. They are sure there are many residents who wish NUW wasn't here and that the golf course was still open, and that they don't want to engage
 - a) He respects that but is grateful to have the potential of an ongoing opportunity to collaborate and make this great
- 12. Questions/Comments
 - a) You've slightly modified your presentation. If the community council votes for denial, it should be taken as a sign that we want a non-housing solution. There have been missed opportunities to get us on your side: you could have brought people from Escondido or other success stories. The website remains unchanged. The characterization of the initiation request minimizes the sway of the community council. If you do go forward, he hopes there is more and more frequent updates; community need to know its place – we may not have access to trails or a clubhouse.
 - (1) They haven't been given authorization to come up with a plan so there is no plan; the website would be updated if there is approval. They heard that there was confusion over the initiation request, so they tried to clarify including language verbatim from the city.
 - (a) Three criteria – the community doesn't seem to think that this is the best solution
 - (i) They have to balance many thing, including city, community, and business
 - b) Resident has been a homeowner since 1995 and part of why they bought was the open space and this is key to this community. Have you had the opportunity to sit down with the owner (YES) and why haven't they met with CMRUnited? They should go to their supervisors and facilitate these discussions in good faith. What is the Return on

Investment? Personally doesn't want to see another Jefferson. Future development is against the master plan and it creates a strain on resources, and we want this agricultural. Resident is deeply disappointed that the current owners do not want to meet with CMRUnited.

- c) How were you selected?
 - (1) There were approx. 12 entities interested in the property and they competed
- d) What were the other types of bids? Housing?
 - (1) It is their understanding that, yes, the other bids were housing
- e) How long have you (Jonathan Frankl) been with the company?
 - (1) 6 years
- f) What can you tell us about the La Verne golf course?
 - (1) They work throughout SoCal, and that is another project
- g) There seems to be a trend of golf courses closes, and fencing going up. Is this a NUW thing?
 - (1) They don't own the land, so there is nothing they can do about fencing, maintenance, etc.
- h) What specifically is the letter asking for?
 - (1) Justification is public information
 - (2) Ability to study
- i) Although applicants have a right to submit an application, they can also be denied based on criteria. It doesn't seem to meet those criteria. These are also evaluated on support, and there doesn't seem to be support.
- j) Request to bring a large picture of the design for the Escondido property, especially to be able to see open space
 - (1) Would be happy to walk through those plans
- k) Is there a breakdown of open space, housing, etc?
 - (1) No authorization, so nothing concrete.
 - (2) In Escondido, there is about 45% open space. Including a green belt buffer
- l) Clarification – being given the option to develop; once we lose that control and let it go down that path, we are grasping for whatever we can get
- m) Brought up housing values and would want to enhance; he thinks there is very little chance of success; developers are tumors. What property values got enhanced in the Escondido project?
 - (1) Golf course closings are relatively new. Yes, within golf course closure & unsteady state, there is a decrease in value. Housing markets do not do well in uncertainty; a plan will help that and publicly accessible amenities enhance home values.
- n) Escondido and Stonebridge are fairly contiguous. How would the same greenbelt even be possible with our narrow fairways? How many fairways are remotely viable?
 - (1) There are indeed fairways that are may not be suitable or viable. At this point, they haven't have the opportunity to study to fully determine that.
- o) Is it their intention to develop the fairways as the master developer and then have someone else to come in and build home?

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- (1) They're done both before; Brookside was done completely by these and others have builders
 - p) Can builders who come in change the plans that are presented?
 - (1) No. All building has to conform to the plans that are approved
 - q) What activities are currently being done?
 - (1) They don't know what the owner is doing, that they are doing surveys for biological resources and soil testing
 - r) They mentioned affordable housing and something like a 7/11?
 - (1) Not envisioning the social space being a quick stop like 7/11; yes, to affordable housing
 - s) Keep in mind that many people paid a \$40,000 lot premium to be on the golf course
 - t) How is building new homes with solar, etc. going to increase the value? The people that move in wont work here, so wont that increase the GHGs?
- L. Chair's Report
- M. Golf Course Subcommittee Report – Chairman, Rick Smith
- 1. Last meeting had 26 attendees, and the subcommittee voted 5-0 to recommend to not approve New Urban West's initiation request
 - 2. Next meeting: July 23
- N. Park & Ride/New Point Subcommittee Report – Chairman, Brian Hollandsworth
- 1. No new updates; last month they voted to recommend to deny the New Pointe initiation request
 - 2. August 15th meeting with planning commission
 - 3. Email: planningcommission@sandiego.gov with comments/concerns
- O. Old business:
- P. New business
- Q. Action Items: Vote/Recommendation to City Planning Commission on the New Urban West Initiation Request
- 1. Comment: clearly asking for recommendation to proceed and this is just a matter of details if we vote yes
 - 2. Comment: if we say no, it is private land. Do we work with someone who wants to work with us or do we allow someone to bulldoze this?
 - 3. Comment: If NUW becomes dead in the water, PACS enterprises are then doing something else. There seems to be thought that they would be forced to talk with CMRUnited, but they wouldn't. They would likely just go to the next developer who may not even come before is. The city has a vision that we need to develop.
 - 4. The VOTE
 - a) Motion to vote to recommend initiation request, 2nd, passed
 - b) All in favor of recommending: 1
 - c) All in favor of opposing: 9
 - d) Abstaining: 0

V. Adjournment

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