

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

- I. Call to Order and Welcome by Chairman - Eric Edelman
- II. Approve Agenda
- 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. Assemblyman Brian Maienschein Representative - Lance Witmond
  - E. Supervisor Kristin Gaspar Representative -
  - F. Councilman Mark Kersey Representative - Monique
    1. Temporary representative now that Michael is gone
  - G. San Diego Planning Dept. - Tony Kempton
  - H. Jonathan Frankel - New Urban West - 10 Minutes
    1. What is going on with the golf course
      - a) Competed with 14 other companies
      - b) NOT the owners, but prospective purchasers
    2. Specialize in golf course construction and repurposing
    3. Just down the road in RB
    4. Community-led process to add value to the community
    5. Will be here every month as they move forward if they do indeed decide to move forward
    6. 90 days to process initiation - approval from planning commission to amend the community plan
      - a) Then study
      - b) Then enters into discussion w/ owners that gives more time
    7. Understands issues as chair of his Mission Valley planning board
    8. Core Values
      - a) Want to hear from community to form the design
      - b) Want to preserve and enhance community and property values
      - c) Want to ensure sustainability - environmentally and economically
      - d) Balance - never going to fill in every single fairway with houses
    9. Plan Elements
      - a) Majority of the plans are in master-planned communities
      - b) Recreational amenities part - community is currently under-parked & they want to fix this
      - c) Open space amenity
      - d) Social space
      - e) Housing is included in plan
    10. Commitments
      - a) Timely and accurate information - ongoing communications
      - b) Accessible whether there is agreement or disagreement
      - c) Want to hear from the community
    11. Next Steps
      - a) Window to get initiation from planning commission to begin studies
      - b) Engagement
        - (1) Meetings w/subcommittee - traffic seems to be a common concern

- c) Technical reconnaissance
  - d) Then develop plan to be submitted to city for review
  - e) Environmental review - environmental impact report
  - f) CMRVision.com
    - (1) Submit any ideas/comments/concerns
12. Questions/Public Comments
- a) How can building anything on the golf course that impacts views and open space make anything better or enhance the value?
    - (1) They would make sure there is an adequate buffer (landscape)
    - (2) View impacts are part of the environmental study
    - (3) They would not propose anything inconsistent w/ neighborhood (context sensitivity)
  - b) Is it the intent to buy and develop all of it?
    - (1) Buy, yes; develop, no; which fairways are developed would be determined w/impact and study
  - c) Is it likely that it would include houses or condos/townhomes?
    - (1) Too early to say - some mix
  - d) Mentioned traffic, but what about school crowding?
    - (1) Work w/ school district
    - (2) Analysis is part of environmental report
    - (3) If estimate is more than capacity, there are a number of options to work w/ city and school district
  - e) When do we get to see the 1st proposal?
    - (1) Even at the end of the 90 days, there won't be a full plan (starts May 1st)
    - (2) Community engagement over 4-6 months to get proposal together
  - f) When initial negotiations were done, was there a number of how many houses will be built? Is this going to match the city's focus on multi-family residences?
    - (1) Of course there was an internal number, but they must work with the community to get what the community wants, so that number is constantly changing and adjusting
    - (2) Subject to technical reconnaissance
    - (3) 6 months to 1 year before real formal proposal
  - g) What would the impact be on the HOA?
    - (1) Their idea is that the new homes would have their own HOA, but they would work w/ HOA & planning group/community to get input
  - h) Is it viable that they may not move forward?
    - (1) Happened on other projects
    - (2) They may get technical info and decide it's not viable
  - i) Any other local projects?
    - (1) Escondido Country Club
  - j) What will be done to fire less of a hazard?
    - (1) In another project, as an example, they upgraded the water system
    - (2) All the new regulations and standards would be adopted

- (3) City has a new protocol w/fire protection planning
    - (a) Environmental impact report will include a wildfire section
  - k) What is the status of the project in Escondido? Clarify what role the CMRSSCC has in rezoning
    - (1) Close to construction in Escondido
    - (2) Role is to hear community input and write a recommendation on plan which is then passed to city council
  - l) When looking at developing new community, are demographics taken into account? When looking at needs of the community, how do you get more voices heard?
    - (1) Absolutely demographics are taken into account
    - (2) Will be at these meetings, social media, knock doors, email, online surveys
    - (3) Website is up - can sign up for updates and use comment box
      - (a) CMRVision.com
  - m) Are they a builder or broker?
    - (1) Long history of building
    - (2) Reading Creek Golf Course
  - n) Are they the original purchaser of the the Escondido golf course?
    - (1) No; course was closed and then it went through a lot
  - o) Seems like anything is a long time off - plans for maintaining golf course?
    - (1) They don't own the land
    - (2) If successful w/planning commission, then they have options
    - (3) Ownership wouldn't transfer until rezoning
    - (4) Strongly encouraged owner to maintain
    - (5) Understanding is that some maintenance will be done, but they are not in control of how much
  - p) Clarification of 90-day period
    - (1) Some surveys to get initiation package w/planning commission
    - (2) Then authorized to continue studying
    - (3) Then application to develop after 4-6 months of community input
  - q) Is the Escondido property the same size?
    - (1) Little smaller; about 380 homes
- I. CMR United - Jim Peters - 10 minutes
- 1. Board member
  - 2. 501(c)3
  - 3. CMR community is underserved to open space
    - a) Incorporate parks, golf course, trails, etc. connected by walking space
    - b) If any portion is rezoned, open space will shrink
  - 4. Has practical, sustainable proposal
    - a) Multiple funding components
    - b) Public & private access
    - c) Details released in the coming weeks
  - 5. Supports redesign of mixed commercial and residential space
  - 6. Organized and energized

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7. Will be a long process, but they are committed
  8. Suggest that their issues be brought to CMRSSCC
    - a) We will hear it
  9. Carmelmountainranch.org
  10. In 2006, there was an attempt to put a hotel, and library was so full of people against it, and we had our support of our city council representative
  11. Contact City Council rep. Mark Kersey w/concerns
  12. Any plans for blasting info to residents?
    - a) If people want to be added to email list, ask Eric
    - b) Update is posted on Nextdoor
    - c) Subcommittee meetings are noticed the same way these meetings are
- J. Senator Joel Anderson Representative -
- K. Mayor Kevin Faulconer Representative -
- L. Congressman Scott Peters Representative -
- M. Chair's Report
- N. Parking Garage Development Subcommittee report
- O. Old Business:
- P. New Business:
1. Formation of golf course subcommittee
    - a) Appointed Rick Smith to chair - former chair of the SS planning group
    - b) Must have majority from this board
    - c) Collecting interest now & then determining board commitment
- Q. Action Items:
- V. Adjournment

**Next Meeting: Wednesday, May 8, 2019 at 6:30pm  
Carmel Mountain Ranch Recreation Center  
10152 Rancho Carmel Dr., San Diego, CA 92128**