

## **Carmel Mountain Ranch / Sabre Springs Community Council**

### **Meeting Minutes**

Wednesday, January 8th, 2020, 630pm

10152 Rancho Carmel Dr, San Diego, CA 92128

- I. Call to Order and welcome by Chairperson – Eric Edelman (6:40PM)
  - a. Delay due to Rec Center double booking
- II. Approve Agenda & Approve Minutes from last meeting.
  - a. Motion by John Schroeder, Second by Rich Krejci
  - b. Aye (7): J.Valencia, R.Yamasaki, M.Clark, J.Chiu, E.Edelman, J.Schroeder, R.Krejci
  - c. Nay (0): None
  - d. Abstain (2): M.Mullin, E.Berry
- III. Introduction of Board Members
  - a. Joseph Valencia, Homeowner
  - b. Ryan Yamasaki, Homeowner
  - c. Marc Clark, Homeowner
  - d. John Chiu, Homeowner
  - e. Eric Edelman, Business Rep
  - f. Esther Berry, Homeowner
  - g. Michelle Mullin, Homeowner
  - h. Rich Krejci, Homeowner
  - i. John Schroeder, Homeowner
- IV. CMRCC Business:
  - a. Public Comment – non agenda items:
    - i. Harold Klotz: Homeowner, 25yrs. Need to watch NUW closely. Proposal only large multifamily complexes. Should use time to better plan while waiting for city to review. NUW is deliberate, proposal does not better community. Traffic, shorter setbacks, taller heights, etc. No neighborhood parks. Calls into doubt purpose of collecting community input. Construction planned start Feb 2021. Might find out too late this project is a done deal.
    - ii. Troy Daum: Carmel Mountain United. Have to multiply number of people coming to this meeting. This will be decided by city council, who will listen to lots of people – rally every meeting. Need 300 people at public hearings downtown. City planning commission says this is benefit to community, connectivity, parks. Community plan is 75% single family, 25% multifamily; this proposal is 100% multifamily. According to developer plan, says 16.72 useable acres of parks. Our community size should have 36.48 acres with amenities. 50ft setbacks from homes “count as parks”. Not benefit to community. Bring a neighbor. People vote with their feet, I ask you to join me.
    - iii. Jim Peters: Joined CMUnited because Troy put this together. NUW says they’re listening to us, but doesn’t seem like it. Everything we told them they did the opposite. We got to get neighbors and go downtown. Keep the plan.
    - iv. Public (No Name): How will you let us know when the downtown meetings are?
      1. E.Edelman: You have to watch city website for publicly noticed meetings, posted 72hrs in advance. We’ll let you know, but you must also inform yourself.
      2. Public: Those meetings are during the day, you’re depending on us retired folks, right?
      3. E.Edelman: Planning commission meetings I believe are at 9 in the morning.
    - v. June Cutter: I am candidate for Assembly, district 77 against Brian Mainschein. Townhall meet and greet here, Thurs Jan 30, 630-830. Happy to answer questions and get to know you.
      1. E.Edelman: As board, we cannot endorse any candidate and any candidate is welcome to introduce themselves.

- vi. Sam Rasoul: Pass
- vii. Larry Goodman: For neighbors that can't make it, we are streaming meetings live to CMR Website/Facebook/Youtube. Will be posting videos a couple days later.
- viii. Dan McCarthy: Owner since CMR was slabs. What NUW is planning will change community completely to be livable. Zoning is agricultural. Other closed golf courses were zoned residential – for developing residential. Ours was master planned and maximized already. This is a political process, they want to change it on us. It is city's purview to let NUW to submit, it is our responsibility to vote with our feet, not cede. Let our voices be heard.
- ix. Mohan Ramanath: In community for 15 years, homeowner 11 years, love community. Everybody drives Carmel Mountain Road and (inaudible), the road has lot of potholes. Can we please google san diego potholes and report it. I did 2-3 times and no response. Big potholes by Costco and Home Depot.
  - 1. E.Edelman: We put pressure before on Rancho Carmel Drive and were successful.
- x. Charles Fuld: Bought in '88, was given a folder with papers telling of a nice and safe place to live, work, and play. (Gave folder to Eric)
  - 1. E.Edelman: Will scan and email it out to list.
- xi. Mohan Ramanath: City can change zoning? What's our rights to fight this?
  - 1. E.Edelman: Defer to City Planning, coming up in agenda.
- b. Neighborhood Police Report – Officer Julie Dragt: Do credit checks, shred papers in spring cleaning, etc.
  - i. Public: Fire on golf course a couple weeks ago. Lots of holes in golf course barriers.
    - 1. J.Dragt: Call in trespassing.
  - ii. Public: Carmel Ridge Rd speeders ~55mph through stop sign.
    - 1. J.Dragt: SanDiego.gov > Police > Traffic, request speed survey. Might result in increased speed limits, though.
  - iii. Public: Highland Ranch Rd & Eastbourne, people roll the light
    - 1. J.Dragt: Call Traffic Engineering
  - iv. Public: Seen increase of car break-ins
    - 1. J.Dragt: It is city wide, no big increase noted
  - v. Public: Mailbox theft recently along Windcrest – is police working on this?
    - 1. Yes, with detectives
- c. CMR Fire Station/SD Fire: Not Present
- d. State Senator Brian Jones – Representative Rick Hopfeld: Not much to report. Will have updates in next few months.
- e. Assemblyman Brian Maienschein – Representative: Not Present
- f. Supervisor Kristin Gaspar – Anthony George: 10 years ago started plan to have San Diego improve livable vision. Board of Supervisors will now be back at downtown at newly renovated CAC. 1600 pacific hwy. Next meeting is next Tuesday, 9am until end of agenda. Free 3-hr parking onsite.
- g. Councilman Mark Kersey – Representative, Brittney Siordia: CMR Rec. Center will be closed Sat Feb 22 – Mar 6 for satellite voting location. Does not interfere with this meeting. Newsletter and calendar available.
  - i. Public: CPGs have hundreds of volunteers throughout the city, but when planning commission overrides community vote all the time, it is a problem. You haven't given statistics on how often planning commission is overriding CPGs. It is 24-2 overriding.
    - 1. B.Siordia: Can't comment nor can fix that issue. Will pass on sentiment to city.
    - 2. A.George: Need to represent voice at city council. CPGs are only advisory and need more teeth in the decisions.
    - 3. E.Edelman: Necessity for community to show up at city council is paramount
  - ii. B.Siordia left for another meeting

- iii. E.Edelman: It is very troubling and valid issue that we spend hours volunteering and disheartening to hear the statistic
      - 1. J.Valencia: The board has to be given more power. We're sitting here, and vote, and planning department just overrules.
      - 2. E.Edelman: Unfortunately what I'm hearing in the media is they're working to give us less power.
      - 3. J.Valencia: What are we here for if we're going to be powerless?
      - 4. E.Edelman: Important to do what you can within the system, but necessity for people to show up at city level is paramount.
      - 5. E.Berry: One size doesn't fit all, do they even come and drive around to see these places? They just make their decisions.
      - 6. Public: How do they get their positions?
      - 7. E.Edelman: Planning Commission is appointed. City council members are elected
  - h. Mayor Kevin Faulkner – Representative: Not Present
  - i. San Diego Planning Dept – Tony Kempton: Planning Commissioners do visit sites they make decisions on. They do take recommendations of the CPGs. Very important for public to voice in city council meetings in person. To Mohan's question: Yes, city council can change zoning. You have the right to have your voice heard.
    - i. J.Chui: Planner is reviewing documents submitted by developer – is there a timeline for these?
    - ii. T.Kempton: It's been initiated. Commissioners will recommend denial or approval, takes awhile and a number of cycles can extend the process months
    - iii. J.Chui: When we vote on a project, it's very yes or no. How do we convey our detailed analysis or concerns?
    - iv. T.Kempton: Attend the council hearing and speak to reports or facts. Minutes and attending meetings are important.
    - v. E.Edelman: City asks us for our input.
    - vi. Brian Hollandsworth: It's one of the checkboxes in the review process. In the first round, I send a letter during initiation hearing and to project manager during first round of reviews, with our concerns. Met with builder four times, no response to height of building, etc.
    - vii. T.Kempton: Applicant doesn't have to respond directly to questions from you people, probably wouldn't be met with enthusiasm.
    - viii. B.Hollandsworth: The subcommittee meeting attitude has been 'I'm going to steamroll this through you guys, and you can comment on color'.
    - ix. T.Kempton: DPM is the person to voice concerns/comments about the process.
    - x. Public: How important does current submitted plan need to match the initiation proposal?
    - xi. T.Kempton: Doesn't have to match. Just permission to study proposal. Specifics are later.
    - xii. Public: They said things will benefit the community to get initiation and then change it after they were granted. It's a bait and switch.
    - xiii. M.Clark: Sure there's a housing crisis – arguably – you and the people you work for and with are throwing quality of life, rising crime, etc out the window. And you don't give a crap about it because we 'have a housing crisis'. I grew up dirt poor, I worked by ass off to afford this house. There's no god given right to live in San Diego. Ralphs on a weekday sometimes is a zoo – and thousands more are coming across the freeway – it's horrible. Quality of life for me and my kids, all that gets thrown out the window?  
\*Applause\* Because we have a housing crisis? If you vote yes for this - we will get you out of office. \*Applause\*
    - xiv. T.Kempton: That's the kind of impassioned speech that gets points at the hearing.
    - xv. Public: What's the threshold for traffic?

- xvi. T.Kempton: Should be in the environmental impact report. Roads are classified and analysis is done. Traffic is such an issue with developed communities like this. Not aware of any projects being stopped because of it.
  - xvii. Public: We're complaining about traffic now. People haven't moved yet into the new developments across the 15. It's going to be worse, need to study traffic again when they move in. PQ, Pacific village, etc.
  - xviii. B.Hollandsworth: Proposal to demo the hotel across the freeway and add 331 apartment unit + 536 mixed use on golf course, plus whatever on the Pacific village. 331 is very recent.
  - xix. Public: when have you seen groups getting attorneys involved?
  - xx. T.Kempton: People can, but usually get consultants.
  - xxi. Public: Would city listen if we had our own traffic survey conducted?
  - xxii. T.Kempton: They may look at it.
  - xxiii. Public: Are studies done based on homes now or as proposed?
  - xxiv. T.Kempton: Studies done based on what is considered.
  - j. Congressman Scott Peters – Representative: Not Present
  - k. Costco – E.Edelman: Costco said they were planning to purchase Claim Jumper and convert to parking lot.
    - i. T.Kempton: They aren't required to address CPG.
  - l. N/A
  - m. N/A
  - n. Chair's Report - E.Edelman: Will be submitting annual report within 60 days, and amendment of 2019 minutes – some lacked number of board members present.
  - o. Golf Course Subcommittee Report - R.Smith: Will be meeting in Jan (4<sup>th</sup> Tues 1/28, 630p@library). No completed submission. Recommend you look at Planning commission meeting video from last July 25<sup>th</sup>. Starts at 1hr 40min. Commissioner comments what they're looking for, access, bikeways, etc "do better". Will discuss at meeting.
    - i. E.Edelman: Link went out in August.
    - ii. C.Fuld: at what point was the golf course sold?
    - iii. R.Smith: Presley developed and sold it off, about 4-5 owners since.
  - p. Park & Ride/New Pointe Subcommittee Report – Chairman, Brian Hollandsworth: Got packet Dec 18<sup>th</sup>. Included letter city sent to developer. Packet includes responses to letter. Nothing changed much. Asked developer if they were showing up tonight – no reply. Maybe set up a meeting session on a weekend. Can't make digital copies since it is copyrighted. It is 76.5ft tall. TPA has 3 busses, not light rail or frequent busses. City is very fired up about it due to affordable part. Will figure out a meeting time and post a notice.
    - i. Public: Can you share details of units?
    - ii. B.Hollandsworth: Apartments. We're not opposed to multifamily or rentals, we want smart development. Walkable is where Costco or Ralphs is. Uber or busses aren't going to get you everywhere.
      - 1. 1 bd - 26 units
      - 2. 2bd - 24 units
      - 3. 58 parking spots
  - q. Old Business: None
  - r. New Business: E.Edelman: Going to hold yearly elections. City staggered terms to entire board isn't up for election at same time. 7 seats, and 2 resigned = 9 seats up for elections. Can appoint for the 2 resigned. If you want to run, let me know prior to Feb meeting. Must meet requirements. 1 renter seat, 1 business seat, rest are homeowner seats.
  - s. Action Items: None
- VI. Adjournment (8:04PM)