

Carmel Mountain Ranch / Sabre Springs Community Council

Meeting Minutes

Wednesday, February 12th, 2020, 6:30pm

10152 Rancho Carmel Dr, San Diego, CA 92128

- I. Call to Order and welcome by Chairperson – Eric Edelman (6:35PM)
- II. Introduction of Board Members
 - a. Joseph Valencia, Homeowner
 - b. Dan Thompson, Business Representative
 - c. Michelle Mullin, Homeowner
 - d. Eric Edelman, Business Rep
 - e. Ryan Yamasaki, Homeowner
 - f. Rich Krejci, Homeowner
 - g. John Schroeder, Homeowner
 - h. Esther Berry, Homeowner
- III. Approve Agenda (Minutes from last meeting not sent out, will be approved next month)
 - a. Motion by John Schroeder, Second by Joseph Valencia
 - b. Aye (7): J.Valencia, D.Thompson, M.Mullin, E.Edelman, R.Yamasaki, R.Krejci, J.Schroeder
 - c. Nay (0): None
 - d. Abstain (1): E.Berry
- IV. CMRCC Business:
 - a. Public Comment – non agenda items:
 - i. Karen Vogue: Yield time to Troy (3 min)
 - ii. Larry Goodman: HOA approved CMR United yard sign. Ready by subcommittee meeting 4th tues. \$10 each. Yield time to Troy (1 min)
 - iii. Troy Daum: Yard signs approved for 90 days (start March 1). Board positions open on community council, sent out email. In addition, 4 slots open w/HOA board, on website. Election in July. Larry has sheets to show interest. Delegates spots also open; they elect the board. HOA wrote letter saying ‘vehemently opposed to the development’. Want to talk about safety. Will give map to Eric to distribute. Official very high fire severity zone. State law requires this map CMR is inside very high zone. Cedar Fire, Witch Creek Fire. Destruction of many structures, homes, deaths, etc. In last 20 months, 9 of largest fires; Camp Fire 85 deaths. Fires are most dangerous in open space. Hole 5, 6, and 8 are in high zone. Plan to add 42 buildings. If hillside were to burn, we’re not going to be able to get out. During Coco fire, thousands of cars stranded. The city needs to develop plan to deal w/fire safety. Adding homes to full built community without additional roads is dangerous.
 - iv. Lisa Falchetti: Who is getting money from New Urban West, who is getting contributions (Rep/Dem). Scott Sherman, Kersey, Todd Gloria, taking funds for a reason. Who is running that can fight with us. They haven’t discussed schools. We don’t have teachers now, the can’t afford to live here. Last 2007 fire, Seabridge/Windcrest, took 1hr 15 min to get to 15. Adding 1200+ units is nuts, no fix for 15. Write to those running. I can give addresses, but it is not rocket science. Ask them, where do you stand. When they get letters, it’ll make them nervous. Contact your politicians.
 - v. Joe Leventhal – Running for San Diego City Council. What does city council do? You are all here, you know what it does. Joe@joeleventhal.com. Cell: 858-231-4689. Father/Husband/3 kids, homeowner/business owner. Care about future of our community. Joeforsandiego.com Whether you vote for me or someone else, please vote.
 - vi. Kent Yang – Pass

- vii. E.Edelman: If you want to talk during NUW, please sign in so we can keep the meeting running and we can finish on time.
- b. Neighborhood Police Report – Officer Julie Dragt: sandiego.nextrequest.com, by city of san diego. Use crimemapping.com. Vision zero, when driving look for pedestrians, bicyclist, and vice versa.
 - i. Public Comment: Speed trailer has been up on Carmel Ridge for a while, has officer been posted?
 - 1. J.Dragt: We do when we get complaints.
 - 2. Public: It'd be great to post up 30 min during school dropoff/pickup. Some parents are getting creative. It is Highland Ranch Elementary School.
 - ii. Public Comment: Drivers on Shoal Creek have sun in eyes in morning. Accident waiting to happen. Who can help?
 - 1. J.Dragt: Traffic engineering
 - iii. Public Comment: Projects affecting officer salaries?
 - 1. J.Dragt: No comment
- c. CMR Fire Station/SD Fire: Not Present
- d. State Senator Brian Jones – Representative Rick Hopfeld: Not present
- e. Assemblyman Brian Maienschein – Representative: Not Present
- f. Supervisor Kristin Gaspar – Anthony George: Last week press conference, partnering w/Humans against trafficking. To work on app to protect kids. Encourage parents look at kids social media. AI tech to go through social media followers and identify questionable. Great way for parents to monitor who is watching. Works w/instagram. Will expand to TikTok. Letter, lactation policy for county employees. 8 weeks of parental leave did not pass. Only 6 weeks of paid leave. 1 confirmed case of COVID-19, formerly called corona virus.
- g. Councilman Mark Kersey – Representative, Marc Schaefer: New rep for Council Member Kersey. As his rep, tasked with getting you information. Call me if you need help.
 - i. Public Comment: Why would city approve projects regarding increased density
 - 1. M.Schaefer: No central answer, can't answer that right now, there is a process to go through. State has passed law for increased density. Maienschein rep isn't here to comment.
 - ii. Public Comment: Have Kersey come here to CMR in the morning and afternoon to see the density during M-F commuting hours, and imagine 7000 more trips.
 - iii. Public Comment: Also go to apartments with 2 designated spots and see how much overflow on street due to lack of parking. Proposed is one designated spot. Nowhere to park.
 - iv. Public Comment: Last night at HOA meeting, there was an explanation of why Mark can't take a position, still not a good explanation.
 - 1. M.Schaefer: LA times article. LA City council made decision, city council member stated positions before vote. Vote failed and developer sued, court said council violated right to fair hearing due to making decision before hearing. City Attorney in San Diego used that as precedent to prevent that from happening here. Council member Sherman had stated position and City attorney forced recusal. Quasi-judicial hearing process is supposed to be a fair hearing. // Individuals can contribute money to candidates. // Can't comment on specific proposal. They can also listen publicly or privately to individuals.
 - v. Public Comment: Asked your predecessor last month to do some research. Community Planning Groups, volunteers to share concerns of issues, development. City planning commission to approve and go forward. How many times does CPC override CPGs? CPGs are advisory, but why is CPC 90% of the time overriding CPGs. What % of the time does this happen?
 - 1. M.Schaefer: That is the kind of info I can help with.
schaefermp@sandiego.gov
 - vi. Public Comment: Invite Mark to my house and look out the back where there will be no view at all because of a 4 story condo, 50+ ft. Come look at that.

- h. Mayor Kevin Faulkner – Representative: Not Present
- i. San Diego Planning Dept – Tony Kempton: Not Present
- j. Congressman Scott Peters – Representative: Not Present
- k. New Urban West: Jonathan Frankel – Made complete submittal to city to begin review, including Engineering reports and technical documents required. City will take many months of cycle reviews. Eric will receive copies and can share with you. All still subject to change, preliminary draft plan in review process can lead to misinformation. CMR United circulated that there are no parks in the plan, but city has a 4-step process to determine that and city will say how much parks/programming they want. If you see a draft plan it doesn't mean there won't be parks later on. It is hard to clarify misinformation once it's out there. If you have questions, ask in this meeting or subcommittee meeting. Want to give you timely and factual info even if you don't like what we're telling you. Work will begin on the environmental impact report. Fire safety and others will be studied by experts. Traffic is a concern but there are city standards dictating meet or needs improvement, by traffic engineering. It won't be finalized until it goes to city council hearing, until then change is dependent on review comments.
 - i. Public Comment: Brett Litoff – Wondered if NUW considered residents in planned community will be looking at 4 story building, that's pretty unreasonable. Didn't move to an airport or urban community. Secondly if you're building parks, you're building "housing" for homeless. Resources for homeless are minimal, so unfortunately they will come. Impact on roads themselves, where are the 7000 cars going to be fitting on the road?
 - 1. J.Frankel – Distribution of traffic, report will tell us '200 cars making this right turn' and require improvement. Sometimes roadways are built out and can't be expanded. Sometimes congestion continues. Planning department is trying to figure out how to add housing and not rely on cars. Solution to congestion is not building more roads, but that doesn't exist today. City is asking developers to help make that happen incrementally over time. Buffers are to help the views – it is not required. Existing homes are 10ft apart, this is 5x that. Building orientation, and architecture. Public parks are policed by city. Privately owned parks can have private security.
 - ii. Public Comment: Harold Klotz – No parks story came from text from of submittal letters signed by Cathy Riser. I think it was the intentional first shot, this wasn't made up. Also looked at grading plans, most lots are +/-2% slope and level with surrounding homes.
 - 1. J.Frankel – it varies by area. Can sit down with you and go area by area.
 - 2. H.Klotz – In traffic analysis, no more senior flats. Those were the only 4-story, are there no more 4-story buildings?
 - 3. J.Frankel – Some areas will have 4-story, not a majority of multifamily.
 - 4. H.Klotz – Some zones said 'park' – those may or may not show up as parks, in flux?
 - 5. J.Frankel – Yes, those are preliminary, city will refine with us.
 - 6. H.Klotz – Going over zonings listed, none go higher than 40ft elevation. You wanted deviations to 40-48ft? Is this for 4-story? Justification in submittal said purpose was for variegated roof patterns and higher ceilings in smaller units.
 - 7. J.Frankel – Yes, both can be true, but good point.
 - iii. Public Comment: Cathy Carr - Use same metrics. You said parks would be 10 acres. Then houses would be 30% of the project. That's 50 acres of housing. My neighbor might only be 10ft from me, but 3-4 people in that house... opposed to 120 units with how many people? If 700 more trips on Eastbourne, how many people, several hundred people looking back at me. This is not a transient community, people aren't in and out, they bought here and live here. More kids in schools and impacts to existing schools accommodating kids that have moved around and getting them up to speed. So give us how many people there will be.

1. J.Frankel – City does traffic in trips, not people. That’s not how it’s done. We may choose a different metrics in other contexts (fire, marketing, etc). When EIR is released, all information will be known to you. We’ve had preliminary conversations with Poway Unified.
- iv. Public Comment: Scott Murray – My 4 kids are going to school in this community, schools are already crowded. How is your development going to increase funding for schools.
 1. J.Frankel – Will write check for \$4mil to Poway Unified. District has discretion as to how to use. Shoal Creek is eligible for upgrades. District analyzes how many students project will generate. Our understanding is that except Shoal Creek, elementary and middle schools should have no issues with capacity.
- v. Public Comment: Unannounced – Followup to question on homelessness, it is correlated with lack of affordable housing. State is pushing affordable housing down to county/city, driving this development. Development is a solution to homelessness.
- vi. Public Comment: Troy Daum: You revealed vast majority of this project are townhomes, 64% of the project are rental units. Where in the community meetings, any documents that support, us asking for 100% multifamily and 64% rental?
 1. J.Frankel – We can say build larger houses on more area or concentrate housing with more open space, so no documentation. When we survey, housing was not seen as negative, most recognized there will be some development. 70% open space and 30% clustered is how we saw it could work. 1200 units, correct.
- vii. Public Comment: Kurt Carlson – In community meetings, your recent project in Escondido. 380 units. If we go to city council and talk the project down to where we feel it should be, and matches precedent in Escondido, will you feel you still have a project? We were shocked to hear 380, so 1200 our jaws dropped. Will you hang around?
 1. J.Frankel – We feel confident we can develop a 1200 unit project. We are interested in working with the city. If we leave, there were many other developers that will have proposals. In Escondido, we started with 392 units. Had litigation with no material change in number of units, just a year and a half delay. Their attorney was paid handsomely and now it’s being built. HOA retained same attorney.
- viii. Public Comment: Lisa Falchetti – 40ft building behind a 20ft house, not rocket science. Misleading. Homes are homes, not apartments. How many people can afford \$3000 apartment? Perfect place for houses. Don’t think we’re not going to fight you on this. You don’t live in this hood.
- I. N/A
- m. N/A
- n. Chair’s Report - None
- o. Golf Course Subcommittee Report - R.Smith: Not Present
- p. Park & Ride/New Pointe Subcommittee Report – Chairman, Brian Hollandsworth: Silence right now. Sent email to Tony and Xavier, they said they got report last time, no response. Sent Xavier our comments, forwarded to Scot, got nothing. They should have completed another cycle review, hoping to get the comments. Other than getting plans to Eric’s house, no opportunity to talk about height, parking – they checked the community involvement box. Apparently the city is behind him, so he says. Xavier says he’s supposed to come back to talk to the board. Eric and Brian will follow up.
- q. Old Business: None
- r. New Business: E.Edelman - CMRSSCC election candidate forum. Bylaws state elections in March. 7 vacancies and re-elections. City put us on staggered terms so the entire board won’t term out at same time. As you know, before golf course issue came up we were deemed inactive by the city due to lack of participation, it was just me and Esther, and Ryan, but we kept the board alive. Election Subcommittee chairperson is Esther Berry.

- i. Dan Thompson – rerunning for business seat, to expire March 2022
- ii. Rich Krejci – rerunning for homeowner/resident seat, to expire March 2022
- iii. Michelle Mullin – rerunning for homeowner seat, to expire March 2022
- iv. Marc Clark – rerunning for homeowner seat, to expire March 2022
- v. John Schroeder is not rerunning, thank you for serving
- vi. Murphy Walsh is not rerunning, thank you for serving
- vii. Daniel Clayson is not rerunning, thank you for serving.
- viii. Motion to appoint Silva Salehi to Homeowner/resident seat that Alex Berzins vacated, expiring March 2021.
 - 1. Motion by Rich Krejci
 - 2. Second by Dan Thompson
 - 3. Aye (8): J.Valencia, D.Thompson, M.Mullin, E. Berry, E.Edelman, R.Yamasaki, R.Krejci, J.Schroeder
- ix. Silva and Eric will be up for reelection next March
- x. Need four candidates to be eligible for election
 - 1. Kurt Carlson, Homeowner
 - 2. Majid Moshirian
- xi. E.Edelman: CPG operates under Ralph M. brown Act, how board conducts itself
 - 1. Public Comment: Is there a real estate attorney that can join the board?
 - 2. E.Edelman: They would be subject to Brown Act conduct. Elections next month at meeting.
- s. Action Items: None

VI. Adjournment (8:00PM)