

**CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY  
COUNCIL**

**10152 Rancho Carmel Dr., San Diego, CA 92128**

**MINUTES for August 12, 2020  
6:30PM Zoom Meeting**

Link: <https://us02web.zoom.us/j/89715923481>

**QUORUM/CALL TO ORDER** 6:30 p.m. A quorum was established via ZOOM.

<b>BOARD OF DIRECTORS</b>	
<b>PRESENT</b>	<b>ABSENT</b>
Eric Edelman, Chairperson/Business Owner	Dan Thompson
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	
Joseph Valencia, Home Owner	
Ryan Yamasaki, Home Owner	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes from July meeting. John Schroeder moved to approve agenda; Ester Berry seconded. Agenda approved unanimously. July minutes not distributed. Minutes will be distributed and approved in September.
- III. Introduction of Board Members
- IV. CMRCC Business:
  - A. Public Comments - Non-agenda items (3 minute limit)
  - B. Neighborhood Police Report - Officer Julie Dragt
    - 1. Friendly reminder to lock your vehicles.
    - 2. Encourage neighbors that if anything is taken, please file police report.
    - 3. Ford Rangers were the popular stolen vehicles; it's now the Jeep Wrangler.
    - 4. Please talk to each other and please report any incidents to police.
    - 5. Email: [jdragt@pd.sandiengo.gov](mailto:jdragt@pd.sandiengo.gov).
  - 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](mailto:rikard.hauptfeld@asm.ca.gov).
    - 1. Not present. No report.
  - F. Supervisor Kristin Gaspar – Representative, Anthony George
    - 1. Not present. No report.

- G. Councilman Mark Kersey - Representative, Marc Schaefer, [schaefermp@sandiego.gov](mailto:schaefermp@sandiego.gov)
  - 1. Code enforcement: **File against the golf course owner.**
  - 2. Park and Ride property closed for the time being. Looking for someone to maintain it.
  - 3. Javier de la Valle is the contact for appealing Alante project (opposition presentation). Planning Commission presentation has happened; that's done. It is now up to the City Council.
  - 4. Planning Commission: [planningcommission@sandiego.gov](mailto:planningcommission@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. Golf Course/The Trails Subcommittee Report – Rick Smith (ADA Compliance for proposed trails)
  - 1. Not present. No report.
- L. New Urban West – Jonathan Frankel, Director of Planning
  - 1. Update: (see agenda screen shot)
  - 2. To view all presentations and to sign up for mailing list: [www.TheTrailsatCMR.com](http://www.TheTrailsatCMR.com).
  - 3. Address letter sent to City of San Diego, with specific updates.
    - a) 52% is open space.
    - b) Naturalized open space; public parks is most requested amenity. Proposing 3 parks. Built by NUW; maintained by City of San Diego. Park design continues to be a work in progress. 6+ miles of trails. Owned and maintained by Master HOA.
    - c) Trails will be accessible to all residents (new and existing).
    - d) Buffers. Concern: what is going to be built behind existing houses where new construction will take place. Minimum of 50' wide. Measured from back property line, 50' into the golf course (approximately 65' between existing homes and new homes). Doubled the size of landscape zone within the green belt.
    - e) Specific site plans and construction documents will be provided at a later date. Exact layout will be evaluated by City at a later time.
    - f) No single family homes are being made available.
    - g) EIR Process: things getting delayed by COVID restrictions. May be available sometime in early 2021.
  - 4. Community Concerns:
    - a) Too much; too tall; too close; too non-transparent.
      - (1) None of these points were specifically addressed, in response to the community's letter. NUW's response is that no changes have been made to existing plans as submitted to the City.
    - b) Parks are important. Clustering homes means they can only be built up.
      - (1) Proposed park on hole 7 has no access (for police, etc.). Suggested holes for additional parks: Holes 3, 5, 9 (excellent location for a hilltop park), 14.
    - c) Infill development in a master planned community is not smart development.
    - d) How are sales of these units going to be handled—that is: who will stop investors from purchasing these units, then turning around and renting them out? If the City is truly trying to solve the housing crisis, having only 10% deed restricted units of the 1,200 units being is not going to make a significant dent in the housing crisis.
    - e) Why not build any single family homes built in this community, as was done in Escondido? NUW Response: this (single family homes) is not what is being

proposed. This plan is being constructed based on what the City has requested NUW to build.

- f) Any plans to build ball fields? There is currently a shortage. With added dwellers, added sports parks would benefit this community. No direct response received.

M. Park & Ride/Alante Subcommittee Report - Brian Hollandsworth

- 1. Subcommittee Meeting held. There is no possibility to appeal our "no" vote to City Planning Commission. Awaiting City Council meeting in September to present information to City Council.
- 2. Share/voice your concerns with all City Council members, not just District 5. All members will be voting on this project.
  - a) Bulk & Scale is of utmost concern. Jefferson apartments are only 40' in height.
  - b) Parking, fire, traffic not a major concern for the City. There is a zero parking requirement.

N. CMR United – Troy Daum

- 1. Hundreds of letters written to Planning Commission.
- 2. Need to continue to express our concerns in writing. All Council members' contact information will be noted on CMR United's website.
- 3. Spoken to Councilman Kersey and Barbary Bry.
- 4. Zoom meeting being hosted with Joe Leventhal on Thursday, August 13 at 5:00 p.m.

O. Chairperson Report – Eric Edelman

- 1. Kudos to the community for coming together in organizing and coming together to present at the Planning Commission hearing.

P. Old Business

- 1. None.

Q. New Business

- 1. None.

R. Action Items

- 1. None

**Adjournment:** 8:40 p.m.

**Next Meeting:** Wednesday, September 9 at 6:30 p.m.

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