

**CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY
COUNCIL
10152 Rancho Carmel Dr., San Diego, CA 92128**

**MINUTES for June 10, 2020
6:30PM Zoom Meeting**

Link: <https://us02web.zoom.us/j/89544428196>

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

BOARD OF DIRECTORS	
PRESENT	ABSENT
Eric Edelman, Chairperson/Business Owner	None
Ester Berry, Vice Chairperson/Home Owner	
Kurt Carlson, Home Owner	
John Chiu, Home Owner	
Marc Clark, Home Owner	
Majid Moshirian, Home Owner	
Rick Krejci, Home Owner	
Michelle Mullin, Home Owner	
Silva Salehi, Business Owner	
John Schroeder, Resident	
Dan Thompson, Business Owner	
Joseph Valencia, Home Owner	
Ryan Yamasaki, Home Owner	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes. John Schroeder moved to approve agenda; Silva Salehi seconded. Agenda approved unanimously. Michelle Mullen moved to approve May minutes; Dan Thompson seconded. May minutes approved unanimously.
- III. Introduction of Board Members
- IV. CMRCC Business:
 - A. Public Comments - Non-agenda items (3 minute limit)
 1. Harold Klotz – 50’ Buffers & 15’ Buffers. Helping others to understand this matter. 15’ buffer wording now reads: “There shall be a minimum of 15’ buffer.” This is “worst case” scenario. Map outlining buffer info in more detail is on file. Recording of full details as explained by Harold Klotz are on file.
 - B. Neighborhood Police Report - Officer Julie Dragt
 1. Not present. No report.
 - 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.
 1. Not present. No report.
 - F. Supervisor Kristin Gaspar – Representative, Anthony George
 1. Not present. No report.
 - G. Councilman Mark Kersey - Representative, Marc Schaefer
 1. Council Update: approved City budget.

2. Code Enforcement on Golf Course:
 - a) Restaurant Operation: permitted
 - b) Grading: observed no violation
 - c) Cell Phone Tower: permits were issued
 - d) Standing Water, Mosquitoes, Pest Infestation: brought up to County; will be following up with Kristin Gaspar's office
 - e) Eucalyptus Trees Planting: Landscaper evaluating these plantings
 - f) Tree Removal: not considered a violation by Code Enforcement
 - g) Overgrown Weeds: people hired to trim; poor work done
 - h) Root Trees Growing on the Property Lines: Considered a civil matter between property owners
 - i) 2nd Inspection on June 22nd, 2020
 - j) Questions/comments; photo evidence of issues: Please email Marc Schaefer at schaefermp@sandiego.gov
- H. Mayor Kevin Faulconer – Representative
 1. Not present. No report.
- I. San Diego Planning Department – Representative, Tony Kempton (not present). Filling in is Marlon Pangilinan, Senior Planner.
 1. Newest update of the Housing Element is going to City Council next Tuesday, June 16 at 9:00 a.m. via online meeting. Housing Element is one of the elements in the City's General Plan, and is responsible for goals and policies for providing housing needs in the City.
 2. The link to the City Council agenda for the HOUSING ELEMENT and instructions to view the hearing and provide comment is here:
<https://www.sandiego.gov/city-clerk/officialdocs/council-agendas-minutes-results>
 3. General Question for Marlon Pangilinan: How are traffic studies being conducted during COVID, being that traffic is reduced? Answer: unable to respond. Another department handles this.
- J. Congressman Scott Peters – Representative
 1. Not present. No report.
- K. CMR United – Representative, Troy Daum (10 Minutes – Code Enforcement Investigation Update)
 1. CMR United continues quest to do everything in their power to stop golf course development and to preserve our community plan.
 2. HOA gave extension on CMR lawn signs to be displayed (originally scheduled to end 6/30/20). Approval to display now goes through 12/31/ 2020. Sign is available on carmelmountainranch.org.
 3. In contact with the Chairperson of the PQ NE Action Group. PQ has comparable issues because the construction going on at the former Karlan Hotel/Golf Course land, which in essence affects CMR, with regards to impacts on traffic and additional crowding at the shopping centers. Please mark your calendars for Tuesday, June 16 @ 6 p.m. All are encouraged to attend PQ NE Action Group Meeting. We want to support our “neighbors.” To attend the PQ town hall meeting, register at: PQNEActionGroup@gmail.com. ZOOM meeting limited to 100 people. PQ is currently in litigation with the City and the owner of the hotel property to try to block the development. We want to support this group as we could potentially learn from them.
 4. Troy Daum hosting a meeting on June 25th at 5:00 p.m. Guest will be Barbara Bry, SD Mayoral candidate. Details will be emailed via several upcoming announcements.
 5. CMR United is strongly opposed to the Alante project. Huge complications regarding traffic, parking, etc. The majority of existing apartment complexes in the area have visibly

massive, overflow street parking, so no doubt this will be one of the many issues with this proposed building.

- L. Chairperson Report – Eric Edelman
 - 1. None.
- M. Scott Sandstrom – New Pointe Communities (Alante Project/Development of former Park & Ride)
 - 1. Scott Sandstrom, New Point Community President introduced himself and Tyler Sandstrom. They are a locally based developer in Rancho Bernardo.
 - 2. Presenting Action Item: Alante Project. Scott Sandstrom is asking for a community plan amendment, a re-zone and plan approval from the CMRSSCC.
 - 3. 50 Unit apartment project, located on the former park & ride site, north of the Oggi's center and south of the former golf course on Rancho Carmel Drive.
 - 4. Presented rendering of final drawing that has gone through City staff.
 - 5. Updates since last presentation: 1) Pulled eastern edge to give greater separation. 2) changed color scheme to more earth-tones with taupe and cream (from grays).
 - 6. Scott Sandstrom believes, and has presented as such to the City, that this project is a good use of the property and that this building, (despite its height and close proximity to existing condos directly next to the park and ride) is consistent with the City's General Plan City of Villages Strategy.
 - 7. Based on extensive research conducted by community members, the community strongly disagrees with Scott Sandstrom's proposal. Park & Ride/New Pointe Alante Subcommittee Chairperson, Brian Hollandsworth, presented points, countering where the use of this property is neither in line with current plan nor the best use of this land; and gave a clear description, with substantiating facts, that this building presents no added benefits to this community. Rather, this structure will bring added congestion, bottleneck at the points of entry/exit, and the request is not consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria. The project is not mixed use and the site is not pedestrian friendly. Also, the MTS Sabre Springs/Penasquitos Transit Station located one-quarter mile south of the site serves as more of a park and ride than a bus station. MTS bus routes are extremely limited: 235 (downtown/Escondido); 290 (downtown/Escondido); and 944 (Poway Wal-Mart). Also, no PUSD schools are within a reasonable walking distance from there and there is no bus service to schools provided by either the school district or City bus.
 - 8. There were only two bidders who presented to City Council. June 21st, 2018 staff report, talks about the history of the project (downloadable from the city web site). Buyer 1, offering 2 options, 16 units, and no plan amendments. Buyer 2 with 1 option, 48-50 units, with more affordable units, amendments, and re-zoning. The City opted to move forward with Buyer 2.
 - 9. Fall of 2018 was when Scott Sandstrom presented to the community regarding his proposed plan. Planning Commission hearing occurred in August and the building presented at that time was for 48 units. The only input the community was asked to provide to Scott Sandstrom, was an opinion regarding the color. According to Scott Sandstrom, height and bulk are non-negotiable.
 - 10. Complete transcript and ZOOM meeting recording is on file.
- N. Old Business
 - 1. None.
- O. New Business
 - 1. None.
- P. Action Items
 - 1. Vote to recommend or not recommend Alante development to the City of San Diego.
 - 2. Kurt Carlson motioned to deny the project. Silva Salehi seconded. The board voted, 13-0, to deny the project. Motion to deny carried unanimously.

Adjournment: 8:41 p.m.

Next Meeting: Wednesday, July 8th at 6:30 p.m.

Location: ZOOM Virtual Meeting Link to be provided via email.