

2. How familiar is Marni Von Wilpert with The Trails project? Response: Her concern for the project is fire safety. She has been talking for fire fighters about this. She has also talked to teachers about concerns with classroom size, given the number of expected additional dwellers.
- B. Neighborhood Police Report - Officer Julie Dragt, jdragt@pd.sandiengo.gov
1. Commercial burglaries continue to occur, as well as theft in some businesses during business hours.
 2. Be extra vigilant during the holiday season. Do not leave any packages visible in your car and then go to another store.
 3. Friendly reminder to lock your vehicles.
 4. Please watch for your ballots in the mail and vote.
- C. CMR Fire Station/SD Fire – Representative
1. Not present. No report.
- D. State Senator Brian Jones – Representative
1. Not present. No report.
- E. Assemblyman Brian Maienschein - Representative, Rik Hauptfeld, rikard.hauptfeld@asm.ca.gov.
1. Legislative session was abbreviated due to COVID situation.
 2. Four out of five bills carried were signed into law. If anyone wants details, please contact Rik.
 3. Please visit and complete: My2020census.gov
 4. Unemployment benefits are still being processed successfully with the help of his office. If you, a neighbor, friend or family member would need any assistance with the EDD (Unemployment Benefits), PLEASE contact Rik by calling Assemblymember Maienschein's District Office @ 858.675.0077 or by emailing Rik. They are there to help, so please reach out anytime.
- F. Supervisor Kristin Gaspar – Representative, Anthony George
1. Not present. No report.
- G. Councilman Mark Kersey - Representative, Marc Schaefer, schaefermp@sandiego.gov; Planning Commission: planningcommission@sandiego.gov
1. Councilman Kersey tried to address the parking situation when the Alante project was presented to City Council on. Unfortunately, the final vote was approved without any changes or amendments to address the Councilman's or community's concerns.
 2. Golf course owner has hired someone to handle code enforcement issues on their behalf.
 3. Zoning Investigator Joseph Zumello at (619)446-5401 or by email at jzumello@sandiego.gov
 4. Handling any/all current and active code violations (not new ones).
 5. This may be Marc Schaefer's last meeting, as he will no longer be working with Councilman Kersey when his term is over.
 6. The Nuisance Abatement Unit (NAU) is a specialized unit within the City Attorney's Office devoted to aggressively enforcing public nuisance, land use, and environmental laws in the City of San Diego. NAU works in partnership with City departments, Council Offices, community groups, and the police to proactively preserve and enhance the quality of life in our communities.
- H. Mayor Kevin Faulconer – Representative
1. Not present. No report.
- I. San Diego Planning Department – Representative, Tony Kempton
1. Not present. No report. Eric Edelman did send an email stating that there being no action items on the agenda, he would not be present.
- 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. Rick not present. Eric Edelman is acting Chair to this subcommittee. The subcommittee meeting will be uploaded.
 2. Harold Klotz provided a report regarding the 50-foot buffer zone. Harold's details regarding the 50-foot buffer is on page 4 of these minutes.
- L. Alante (Former Park and Ride) Subcommittee Report – Brian Hollandsworth
1. Update: Sale has not closed. (listen to recording)
 2. Brian Hollandsworth shared letter he wrote to council immediately following the approval of the Alante project is on page 5 of these minutes.
 3. Not one councilmember acknowledged the community input. The way these projects are being handled is frustrating, with the community input being completely ignored.
 4. Groups funded by developers called in to talk up the project.
 5. The actions and attitude of the Planning Commission and City Council hearings made it clear community feedback given through official channels does not work. A more effective approach is 1:1 meetings with council members to explain concerns like those outlined in the golf course subcommittee letter. This pivot needs to happen sooner rather later.
- M. CMR United – Troy Daum
1. Not present. No report.
- N. Chairperson Report – Eric Edelman
1. Attended CPC meeting, which is where all of the Planning Group meetings gather. Voted to write a letter to City Council.
 2. From Kurt Carlson: 3Root is providing 1800 units on 413 acres with 100' buffers. Ours is 163 acres w 1200 units, Apartments only. Density is the theme, not equitable housing for all.
 3. From Brian Hollandsworth: 3Root is repurposing a quarry away from existing homes versus trying to destroy AR-1-1 zoning for a high density infill development.
- O. Old Business
1. None.
- P. New Business
1. None.
- Q. Action Items
1. None

Adjournment: 8:40 p.m.

Next Meeting: Wednesday, November 11, 2020 at 6:30 p.m.

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

50-foot buffer update

The latest Design Guidelines DO NOT double the 15-foot "Landscape Zone".

At the Golf Course Subcommittee meeting, Jonathan Frankel withdrew his presentation from our August meeting. He used a new term – "Parking Setback" to describe the 15-to-30-foot area. That is, the only change is that no parking will be put into that area. All other development-related uses will still be allowed – roads, walls, arbors, etc.

After some discussion he agreed to also exclude Trash and Recycle Collection Areas ("Dumpster Corrals"). He confirmed that agreement by email a few days later.

Even without parking and dumpsters, the intrusive elements of the new apartments and condos would be just 15 feet from our back fences, and at 50 feet we could be in the shadows of 3 and 4 story multi-family complexes.

There is still some hope because in the latest City Review Cycle Report there is a new issue that seems to try to return the 50-foot buffer zone to what most of us thought was the original promise.

On page 2, Issue # 139 says:

Permitted Uses in the AR-1-1 zone shall be limited to passive recreational uses. Agricultural and Residential uses are not permitted in the AR-1-1 Zone.

Of course it all hinges on what "Residential uses" includes, but at least there is some hope!

Harold Klotz 10/14/2020

- 8/12/2020 August CMRSS-CC meeting (NUW "DOUBLE 15-foot area")
- 8/13/2020 Design Guidelines version 7/24/2020 released by NUW & city
- 9/9/2020 September CMRSS-CC meeting
- 9/20/2020 Design Guidelines version 9/15/2020 released by SD city
- 10/1/2020 Golf Course Subcommittee Meeting (NUW "Parking Setback")
- 10/14/2020 October CMRSS-CC meeting

First, I want to thank Councilmembers Kersey and Bry for recognizing some of the practical challenges with the Alante project and voting no. We all know parking will be a challenge in this location because it is not really walkable and the bus options are extremely limited.

I also want to thank Councilmember Ward for voting no on the Avion project that cuts more than 40 acres of Multi-Habitat Planning Area (MHPA) open space from Black Mountain in a high fire risk area. Fire risk is a very important factor when considering projects in the CMR and Penasquitos area.

Second, I want to express my disappointment that not one council member publicly acknowledged the hundreds of petition signatures, dozens of letters, and hours of public comment in today's meeting and past city meetings expressing serious concerns about this project, especially the height, over the past two years.

We pour our hearts and souls into trying to be a part of the official community planning group process and yet are completely ignored by the City and told by the developer it's going to happen no matter what we do because he has the right connections at the City to make it happen. Now CMR will have a permanent 70+ reminder of this fact.

The statement from the CPG web site is why volunteers on the Carmel Mountain Ranch / Sabre Springs Community Council will continue to represent our community and provide constructive feedback to projects in accordance with the land use codes and community plan. We expect to be respectfully acknowledged as a valuable part of the process, not just a formality.

"There has been long-standing citizen involvement in planning in the City of San Diego. The City Council adopted policies in the 1960s and 1970s that established and recognized community planning groups as formal mechanisms for community input in the land use decision-making processes. Community planning groups (CPG) provide citizens with an opportunity for involvement in advising the City Council, the Planning Commission, and other decision-makers on development projects, general or community plan amendments, rezonings and public facilities. The recommendations of the planning groups are integral components of the planning process, and are highly regarded by the City Council and by staff."

- <https://www.sandiego.gov/planning/community/cpg>

There are smarter ways to add affordable housing inventory in CMR without removing a functional parking lot that serves the rec center across the street. The "much needed" 75 parking spaces were intentionally built as part of the planned development when the community was built because the plan before it had too much residential on that corner so it was broken up by the Oggi's center and park and ride.

As a city, we should be redeveloping shopping centers into mixed-use developments that are more pedestrian friendly and more efficient mass transit stops. We should not be removing valuable city assets like a park and ride and more importantly open space.

Let's be realistic and admit that affordable housing won't be solved by adding more rental units. Just look at the San Francisco Bay Area. They build like crazy and even have buildings sinking because they are too big. Yet affordability is still a problem because they are mostly rentals and the for-sale units are bought by investors and turned into rentals. The only thing impacting affordability in San Francisco is the pandemic that has allowed people to work remotely so they are leaving to areas with a better quality of life. This is increasing vacancy rates and pushing down rents. Market dynamics play a much larger role in affordability than subsidized apartments.

The owner/rental ratio is roughly 50/50 in San Diego. If we want to make a serious dent in housing affordability, deed restricted for-sale is more effective than for-rent. For-sale units get people out of the rental cycle and provide stability instead of for-rent units with annual rent increases that cause people to move frequently while private developers collect revenue.

To conclude, I support the concept of affordable housing and believe there are smart ways to do it for it to be effective. However, using affordable housing as a battle cry to shove development projects that can tick boxes with extreme exceptions that will impact future residents is not a smart approach.

Sincerely,

Brian Hollandsworth