

Wednesday, May 8, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128

- I. Call to Order and Welcome by Chairman - Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes from Last Meeting
 - A. 1 nay from audience
- III. Introduction of Board Members
- IV. CMRCC Business
 - A. Public Comment - Non-agenda items (3 minute limit)
 1. There was a fire at the RB Scripps Clinic by Costco
 - a) The ladder on our fire engine couldn't reach, so one from another station had to come
 - b) Keep this in mind when we talk about development
 - B. Neighborhood Police Report - Officer Julie Dragt
 1. Carmel Mountain Ranch
 - a) Residential Burglary
 - (1) March: 1
 - (2) April: 0
 - b) Commercial Burglary
 - (1) March: 1
 - (2) April: 1
 - c) Car Break-Ins
 - (1) March: 0
 - (2) April: 7
 - d) Stolen Vehicles
 - (1) March: 1 Honda
 - (2) April: 1 Dodge
 - e) Stolen Vehicles Recovered
 - (1) March: 0
 - (2) April: 1 Honda
 2. Sabre Springs
 - a) Residential Burglary
 - (1) March: 0
 - (2) April: 1
 - b) Commercial Burglary
 - (1) March: 0
 - (2) April: 0
 - c) Car Break-Ins
 - (1) March: 0
 - (2) April: 7
 - d) Stolen Vehicles
 - (1) March: 1 Acura, 1 Honda, 1 Suzuki motorcycle
 - (2) April: 1 Chevy
 - e) Stolen Vehicles Recovered
 - (1) March: 0
 - (2) April: 1 Chevy
 3. Question: Regarding neighborhood watch

- a) The department can provide refresher info or starting out info
4. Question: Where are stolen vehicles found?
 - a) Here, they are found in more residential areas, but in other parts of the city, there are a variety of places they are found
 - b) You can report abandoned vehicles on the Get It Done app
- C. CMR Fire Station -
- D. Assemblyman Brian Maienschein Representative - Rob Knudsen, Field Rep
 1. Contact: robert.knudsen@asm.ca.gov ; San Diego (858) 675-0077; Sacramento (916) 319-2077
 2. They partnered with I Love a Clean San Diego and picked up 500lbs of trash and recyclables in the PQ canyons
 3. Question: Are mental health services included in the new AB734 pilot program?
 - a) Yes
 4. Does he hear about the land developments here?
 - a) It's a land use issue, so not really under his jurisdiction
 - b) Keep up with City Council members for that
- E. Supervisor Kristin Gaspar Representative -
- F. Councilman Mark Kersey Representative - Brittney Siordia (new Community Rep. for this area)
 1. Question: What is the office doing in regards to the golf course stuff?
 - a) Taking comments seriously
 - b) Meeting with Kersey and City staff will be happening in the next week
 2. Comment: Remind him that Maienschein did a great job when this came up before.
 - a) They are working diligently to respond to concerns
 3. Question: Does he have a public opinion on this?
 - a) Do not believe he has one yet, but they are waiting for the meeting next week.
 - b) Will update with any information.
 4. Question: Are there any plans for him to come to a meeting?
 - a) Yes; this has gone to his scheduler
 5. Question: How to contact?
 - a) E-mail: MarkKersey@sandiego.gov
 - b) Phone: (619) 236-6655
 - c) Brittney: BSiordia@sandiego.gov
 - d) Facebook: <https://www.facebook.com/CouncilmanMarkKersey/>
- G. San Diego Planning Dept. - Tony Kempton
- H. Jonathan Frankel - New Urban West
 1. Background Information:
 - a) 64th year in operation, 20 years in San Diego County
 - b) Reached an agreement with the owner to come up with a plan for development
 - c) They DO NOT own the property
 - (1) They cannot do maintenance, but have encouraged this
 - (2) They currently have a legal right to purchase with property after working with stakeholders
 - d) Elements of the plan
 - (1) Recreational amenities

- (2) Open space
 - (a) This is the #1 concern for neighbors
 - (b) Could include parks and trails
- (3) Social spaces
- (4) Housing
- e) Other people working on this include Carly Keatts (Community Relations and Project Manager) and Cathy Reiser (Consultant), who worked with original developer and planner of CMR before it was planned and built
- f) Commitment to the Community
 - (1) Ongoing community engagement
 - (2) Timely communication
 - (3) Open to ideas from the community
- 2. What they've done so far
 - a) Submitted paperwork for initiation (initiation proposal)
 - (1) This is NOT an approval of any plan, rezoning, etc.
 - (2) That request will be heard by two groups
 - (a) CMRSSCC
 - (b) City planning commission
 - (3) This allows them to go forward with proposal
 - b) This is a long process
 - c) The actual plan is not submitted to the City until the initiation is done
 - d) They will be having multiple community workshops to address concerns of committee through subcommittee meetings (these are open to the public)
- 3. Website: CMRVision.com
 - a) This includes comment section and their community engagement plan
- 4. Question/Comments
 - a) At which point can the process be terminated and the space is open to others to buy?
 - (1) If they do not get the green light from the initiation, then it would be open.
 - (2) The planning commission, like the CMRSSCC, issues an advisory not, but City council makes ultimate decision
 - b) Noticed people taking what looked like soil samples
 - (1) Yes, it is for New Urban West
 - (2) They have to do a number of tests and gather knowledge to come up with a plan
 - c) In the Escondido space, how much was left as open space?
 - (1) 42% was left as permanent open space, which is maintained by HOA, but open to the public
 - d) There must be some initial feeling of how many homes.
 - (1) The number of homes is driven by three things: technical conditions (they do not currently know what areas are even able to be developed), community involvement, and City of San Diego (policy priorities for housing), so there is no number right now, as they do not have enough information
 - e) Is it public information what the seller was asking for the property?

- (1) There were 7 other offers and more that were interested, including some international interest
- (2) Not at liberty to disclose price
- f) Is the property being sold as a whole or in parts?
 - (1) Owner has offered it as a whole for sale
 - (2) However, they would never seek to develop all of the land
- g) First, thank you; the presentation sounds encouraging, but they hope it's not all salesman fluff. Please listen to comments openly and satisfy need and expectations of community. Do you have any references, especially in converting golf courses?
 - (1) Most recent project: Escondido Country Club
 - (2) They are a small company - there are 4 people in their office
 - (3) Jonathan has an understanding of both sides of development
 - (4) They wouldn't have been in business for over 60 years if they weren't doing a good job
 - (5) Escondido community members would be happy to talk; Jonathan would love to bring them to one of these meetings
 - (6) They really are seeking the best possible compromise that gets rid of uncertainty
- h) Great concern over what will happen to golf course - is maintenance a one-off deal that then deteriorates?
 - (1) They do not have the ability to obligate the owner
 - (2) Irrigation has been shut off, so they are encouraging the owner to get rid of fire hazard and trees in danger of falling, and anything that may cause property damage (including to houses surrounding the course)
- i) Why do you think NUW was selected to develop?
 - (1) Because of what they are doing right now - engaging.
 - (2) They made it clear that while they may not be the highest offer, they would engage with the community, and they have experience doing golf course properties
- j) What are you doing besides soil sampling?
 - (1) Surveyors on the streets
 - (2) Visual reconnaissance
- k) What is the new zoning, and will you walk away if it is not rezoned?
 - (1) They would be seeking a low-medium density (consistent with the vast majority of CMR currently)
 - (2) No zone change would mean they would not move forward

I. Troy Daum - CMR United

1. Handout:

[https://img1.wsimg.com/blobby/go/9315728c-4d8f-40f3-9ad6-2b9a416c048f/downloads/CMR%20United%20presentation%20to%20CMRSSCC%20\(5-8-19\)%20re.pdf?ver=1557696777419](https://img1.wsimg.com/blobby/go/9315728c-4d8f-40f3-9ad6-2b9a416c048f/downloads/CMR%20United%20presentation%20to%20CMRSSCC%20(5-8-19)%20re.pdf?ver=1557696777419)

2. Questions/Comments

- a) Is there a 4th option of keeping it a golf course?
 - (1) There's land, but it's a water issue

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- b) If the current owners wouldn't engage with you before, then why is there reason to believe they would engage in the future?
 - (1) If CMRSSCC votes yes to NUW, then they won't
 - (2) They already have the proper zoning
- c) For the mello-roos proposal, would everyone be hit, or just people on golf course?
 - (1) 25% is multi-family housing
 - (2) They think the highest probability is that it will be people on the golf course
- d) How can we get the CMRSSCC on the side of CMR United?
 - (1) Ultimately is the city council
- e) If the mello-roos proposal goes through, how do we then decide what the plan is?
 - (1) Keep in agricultural re-zoning, then plan for the open space
- f) If it goes to mello-roos, could the HOA buy it?
 - (1) There is also the corporate option
- g) Would mello-roos be fixed to the house?
 - (1) Yes
- h) Why would Kersey listen to us?
 - (1) Troy is fielding all comments

J. Chair's Report

K. Parking Garage Development Subcommittee report

- 1. Developer will be meeting with city staff to revise plan; a public meeting is not yet scheduled

L. Golf Course Subcommittee Report - Rick Smith

- 1. Eric, Rick, Mark, Michelle, Alex (all from CMRSSCC), John Giltner, Kirk Carlson, Diane Petroff (all from community)
- 2. They need a secretary
- 3. 1st Meeting: May 28th 6:30-8pm at the CMR Library
 - a) 4th Tuesday of the month
- 4. COW Training (Brown Act)
- 5. They are currently charged with reviewing the proposal of NUW because that is the one in the pipeline with the city; if that changes, then that proposal would be considered
- 6. If you have questions, contact Rick: rsmithjr@ix.netcom.com

M. Old Business:

N. New Business:

O. Action Items:

V. Adjournment

**Next Meeting: Wednesday, June 12, 2019 at 6:30pm
Carmel Mountain Ranch Recreation Center
10152 Rancho Carmel Dr., San Diego, CA 92128**