

- I. Call to Order and Welcome by Chairman - Eric Edelman
- II. Approve Agenda/Approve Meeting Minutes from Last Meeting
- III. Introduction of Board Members
- IV. CMRCC Business
 - A. Public Comment - Non-agenda items (3 minute limit)
 - 1. Kurt Carlson, resident since 1986
 - a) He is on golf course subcommittee and was on community council for around 12 years when it had very poor turnout
 - b) Can't express enough how important the involvement here is
 - c) He is on the committee to make sure things are done right & fair, even though he disagrees with development
 - d) They have to go through the right protocols
 - e) Be involved, do research, be passionate if you really care
 - B. Neighborhood Police Report - Officer Julie Dragt
 - C. CMR Fire Station/SD Fire -
 - D. State Senator Brian Jones - Representative
 - E. Assemblyman Brian Maienschein - Representative
 - F. Supervisor Kristin Gaspar - Representative
 - G. Councilman Mark Kersey - Representative, Brittney Siordia
 - 1. In the next few months, there will be repavings on Carmel Ridge Rd & in Bellagio
 - 2. As soon as maintenance program is official with the golf course, they will get it out
 - 3. Question: Resident has seen some maintenance, is this part of the agreement?
 - a) They have a list of concerns, but the agreement isn't official so they can't speak to that
 - 4. Question: In the past, you've said that Kersey can't make comment, but the way things are going it seems like there will be a new council member during the vote, so is he going to step up?
 - a) First, he is not out until the end of 2020. They do not know what the timeline is for voting, so he cannot make a comment.
 - b) She will pass on the frustration.
 - 5. Question: Are spaces by fencing city property or golf course property?
 - a) This probably varies; report the location to brush management
 - 6. Question: At the last meeting, you mention environmental study, so what's going on with that?
 - a) There is no exact timeline, but that won't take place until further down the line.
 - 7. Question: Resident called about city ordinance in Henderson, NV regarding golf course maintenance when it closes. Have you had a chance to talk to Kersey about that?
 - a) Has been discussed and they will look into it
 - 8. Question: Is there a grace period of when the owner can hold events at the club house? Where does the Conditional Use Permit come in?
 - a) They received that CUP violation months ago, so they will look into this
 - 9. Comment: There are crews doing survey work along property lines
 - a) This is a question for New Urban West
 - H. Mayor Kevin Faulkner - Representative
 - I. San Diego Planning Dept. - Tony Kempton
 - J. Congressman Scott Peters - Representative
 - K. New Urban West - Jonathan Frankel

Wednesday, September 11, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128

1. He would like to echo Kurt's comments - participation is very critical
2. They are hosting three community-wide workshops at the club house, doors open at 5:30pm, events start at 6:00pm, and they will last about 2 hrs. Information will be somewhat similar to subcommittee info, but available to a wider community
 - a) Wednesday, Sept. 18
 - b) Thursday, Sept. 19
 - c) Wednesday, Sept. 25
3. In terms of maintenance, they are continually encouraging owners to maintain; it's obviously hazardous and dangerous; this maintenance appears to have started, but you can continue to send photos of concern spots
4. In regards to the surveys being done, they are doing surveys to determine property lines and utilities
 - a) Question: Will there be any notification? Guys were sitting on their fence & standing on pillars.
 - (1) He would be happy to try to send out notices, but the crews can be fluid about exact location; they will try to work with the HOA
5. Question: Is the content the same at each workshop?
 - a) Yes
6. Question: What is the purpose of the workshops?
 - a) Feedback on design, concerns, privacy, butters, etc.
7. Question: Are you turning into the main contact between this committee and the owner?
 - a) He is happy to relay concerns; Eric is also able to relay information and get sporadic responses.
 - (1) Comment: They would like clarification on whether it is two-way communication.
 - (a) All they can do is try
8. Question: One thing to be aware of when you're doing polling of us is that this is to document and for evidence to be shown to the planning commission and city council. So will you have a fair assessment of disagreement and opposition?
 - a) The purpose of the workshops is not to oppose development
 - (1) Follow-up: Will you record negative responses just as much as positive responses? If you're seriously saying you want this to be the best design, it may affect the design.
 - (a) All responses to the survey are recorded. Around 200 people have taken it in 8 days. And for example, about 90% want trails
9. Question: Will you be taking the names of people who attend?
 - a) Yes, and all feedback is reported
10. Question: Is there a deadline for the survey?
 - a) No
11. Question: Will you tell us about or make public the results?
 - a) As a clarification, the survey is not about who want development. The purpose is to get what you want based on the idea that there will be development; But yes, we will discuss results.

12. Question: Is there any indication on how much affordable housing there will be and what they will look like?
 - a) Are likely will be affordable housing required (10-20%), but it is required to adhere to architectural standards; Can be for rent or for sale, but typically it is for rent because of how sales would have to be done in the future.
 13. Question: Who would own streets and what else might there be?
 - a) Internal streets probably would be private; No strip malls, etc. Park and open space is important; If there is a park it may be owned by the City (if they want it) or HOA.
 - (1) Follow-up: But if it does to the City, couldn't they develop it later?
 - (a) This shouldn't be a concern. City parks are subject to a charter that makes it extremely difficult to develop
 14. Question: When doing surveying, are you running into boundaries?
 - a) Not aware of that at this point, but they've not gotten results back; If/when it's found they will work closely with the homeowner.
 15. Question: What is the format of the workshops?
 - a) Brief remarks (presentation), then interacting with team members and experts, and then people will chance to record feedback (comment cards and big note pads)
 16. Question: If someone has already taken the survey online, can they still come to the workshop and record another survey?
 - a) Yes
 17. Comment: If people answer the questions, it's not that they want development, but the answers are done with the idea that if there is development, then that's what they want
 18. Question: What is the status of the purchase?
 - a) They have a right to buy land in the future, but they cannot actually purchase it until City Council approves their plan
 19. Comment: It's good to have these discussions, but it seems like your company can do whatever you want
 - a) They will try their best to change minds
 20. Question: What is City Council approval anticipated?
 - a) 1-2 years
 21. Question: You can see that this is not wanted here, so here and not further east?
 - a) Many other parties (businesses) were interested; They try to focus on developing sustainably, but going East wasn't sustainable - they want in-fill, not sprawl.
 22. Question: Whose responsibility is it to measure the utility strain on current residents?
 - a) The city will have that in the environmental impact report, circulated 30-60 days with public comment period; 3 months between report and any approval
- L. U.S. Census Representative
- M. Chair's Report
- N. Golf Course Subcommittee Report - Chairman, Rick Smith
- O. Park & Ride/New Pointe Subcommittee Report - Chairman, Brian Hollandsworth
1. Last night the subcommittee met with New Pointe
 2. The planning commission initiated the plan amendment
 3. New Pointe tried to go back to the City and ask for a sliding scale of affordable units and was not given one

Wednesday, September 11, 2019 // 6:30 pm // 10152 Rancho Carmel Dr, 92128

4. New Pointe must submit plans by October 15th
5. New Pointe is currently in a feasibility study
6. Original pitch was passed by the planning commission, but they indicated that the design will be crucial in getting an actual approval
7. At the meeting last night, New Pointe only wanted feedback on color and shortening the depth of the building
 - a) 40 feet is the neighborhood precedent, 70 feet wouldn't fit in
8. We may or may not see the next plans before they are done
9. Discussed that we need to express to the City that we are not rolling over on this
10. Question: Does it help if more people show up?
 - a) To the planning commission and the city council meetings, yes. This meeting and the subcommittee meetings are just informational
11. This lot was on sale for a couple of years and no one would buy it because it's an awkward lot and it would be \$700,000 to demolish; New Pointe and one other group made proposals
12. Question: The way this is unfolding seems like it will play out quicker than the situation with New Urban West. If this development can come to a better solution, is that a mechanism as a precedent to show what the community can do?
 - a) The scope is different, so the timeline is different. We've gone to planning commission with remarks that it's not that they don't want development, but there are other areas that make more sense in this community
13. Question: Will this group be able to see plans?
 - a) No plan to get community feedback or communicate plan
14. Question: Will new/revised plans have to come before you (subcommittee) again?
 - a) Yes, but they're trying to get ahead of this motion and approval vote to write better letter
15. Board votes unanimously to write a letter to the planning commission regarding thoughts on the park & ride
16. Comment: It really should be eye-opening as to how a developer like New Pointe can be as opposed to what we've experienced with New Urban West

P. Old Business:

Q. New Business:

R. Action Items:

V. Adjournment

Next Meeting: Wednesday, October 9th, 2019 at 6:30pm

Carmel Mountain Ranch Recreation Center

10152 Rancho Carmel Dr., San Diego, CA 92128