

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

AUGUST 2019



Calendar of Events

Part of staying informed and involved includes attending meetings. Following in chronological order are the near future (as this is written) meetings you can attend or could have attended. To learn about CMRRCA (i.e., the Master HOA) dates, in addition to this Newsletter visit the CMRRCA.org website. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the CMRRCA.org website or the Walters Management.com website. To get Carmel Mountain Ranch/Sabre Springs Community Council (CMRSSCC) and Subcommittee announcements and agendas, contact Chairman Eric Edelman at edelmanrealty@gmail.com and asked to be placed on the email list for the CMRSSCC. To view final agendas of the City Planning Commission see: <https://www.sandiego.gov/planning-commission/documents/agenda>.

1. June 25, 2019. CMR/SSCC Golf Course Subcommittee met and voted 5-0 against the New Urban West Community Plan Amendment Initiation Request to develop the golf course land, see below.
2. July 9, 2019. No CMRRCA Board meeting in July due to Board elections.
3. July 10, 2019. CMR/SS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center. Community Council vote on New Urban West Community Plan Amendment Initiation Request likely, see below.
4. 5. July 23, 2019. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm. Watch for announcement and agenda, see above re getting CMRSSCC email notices
5. July 25, 2019. New Urban West's Community Plan Amendment Initiation Request hearing before the City Planning Commission is scheduled for hearing and vote. Time and Location: 9:00 am. City Administration Building, 202 C Street, 12th Floor, City Council Chambers (unless otherwise noted in the to be published agenda). You can also view Live Webcasts and Video Archive of meetings at: <https://www.sandiego.gov/planning-commission/>.
6. August 13, 2019. CMR Residential Community Association Board is scheduled to meet at 6:00 pm, at the CMR Clubhouse.
7. August 14, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
8. August 15, 2019. New Pointe's Community Plan Amendment Initiation Request re its proposed 70 foot 48 unit apartment complex on top of the Park and Ride at 10211 Rancho Carmel Drive is scheduled for a hearing and vote before the City Planning Commission. Time and Location: 9:00 am. City Administration Building, 202 C Street, 12th Floor, City Council Chambers (unless otherwise noted in the to be published agenda). You can also view Live Webcasts and

Video Archive of meetings at: <https://www.sandiego.gov/planning-commission/>.

Proposed 70 foot 48 Unit Apartment Complex at Drive Park and Ride.

On June 5, 2019, the CMRSSCC Golf Course Subcommittee voted 5-0 against developer New Pointe's Community Plan Amendment Initiation Request, and on June 12, 2019, CMRSS Community Council voted 11-1 (plus 1 abstention) against New Pointe as well. New Pointe is seeking a zoning change from RM-1-2 to RM-4-10. The CMRSSCC's vote is only a recommendation. New Pointe's Scott Sandstrom stated that New Pointe has not yet completed the purchase of the property but is in a "long escrow". New Pointe has abandoned its plan to go back to the City Council through the City Council's Smart Growth and Land Use Committee to obtain a more flexible sliding scale of the number of income restricted units that would be required in varying numbers of apartment units were approved. As noted above in the Calendar section, on August 15, 2019 at 9:00 am, New Pointe's Community Plan Amendment Initiation Request is scheduled for a hearing and vote before the City Planning Commission.



Golf Course Matters

Here are the major publicly known developments regarding the golf course since our last CMRCA Newsletter.

First, New Urban West (NUW). As previously noted, NUW submitted to the City a "Carmel Mountain Ranch Community Plan Amendment Initiation Request" which asks the City to begin studies and design for development of the golf course land.

There have been several public meetings regarding NUW's Community Plan Amendment Initiation Request. On May 28, 2019, the CMRSSCC Golf Course Subcommittee heard presentations from NUW's Jonathan Frankel and CMR United's Troy Daum. Frankel stated that eventually if the Initiation Request is approved there will be a full Environmental Impact Report, but for now there were no specifics to be revealed regarding where any proposed type of housing would be located. Daum presented CMR United's "Option 1" proposal to convert the land to Vineyard and Mixed-Use Preserve.

At the CMRSSCC meeting on June 12, CMR United Board Member Rich Holstrom stated CMR United has endeavored to provide the community with information on alternative uses for the golf course land other than housing development and would continue to do so and continue to oppose development of the green spaces. New Urban West did not make a presentation or make any statements. A CMRSSCC Golf Course Subcommittee Member asked Holstrom about

a letter the golf course owners had sent to CMR United's Daum stating in effect that the owners would not sell the property to anyone but New Urban West. Holstrom indicated that the letter was a response to an attempt to negotiate that had been made.

At the CMRSSCC Golf Course Subcommittee meeting on June 25, 2019, the Subcommittee after hearing from New Urban West's Jonathan Frankel and a statement in opposition from CMR United which was read into the record, voted 5-0 against New Urban West's Community Plan Amendment Initiation Request.

The CMRSS Community Council will now consider its Subcommittee's vote and vote itself on the Community Plan Amendment Initiation Request at its July 10, 2019, meeting, and its vote (which is a recommendation) will be considered by the City Planning Commission at its July 25, 2019, hearing and vote to approve or disapprove NUW's Community Plan Amendment Initiation Request. At the June 25 Subcommittee meeting, a resident with extensive experience appearing before the City Planning Commission stated public turnout and comments at City Planning Commission hearings were important to the Commission's deliberations, so if you have a point of view, now is the time to make it known before the Commission.

Second, condition of the golf course. As generally noted in previous Newsletters the City had issued the owners a Civil Penalty Notice and Order dated January 16, 2019, stating that the City believes the owners to be in violation of the applicable zoning and Conditional Use Permits' requirements in part because the condition of the golf course is not in accordance with its original permitted conditions. The Civil Penalty Notice and Order gave the owners until April 22, 2019, to comply with the original permitted conditions or submit an application and plans to amend the Conditional Use Permit. There has been no specific information released by City or Councilman Kersey re the current status after the April 22 deadline other than meetings have been held. The community does not know, therefore, what the City is going to do in the years going forward regarding the maintenance and fire safety of the golf course while the development attempts are being processed. As noted previously, New Urban West has stated that it does not now own and is not now responsible for the condition of the golf course land. If you are dissatisfied with the conditions or are concerned about fire safety you should contact Councilman Mark Kersey at markkersey@sandiego.gov, Zoning Investigator Carrie Lindsay at CLindsay@sandiego.gov (refer to CE-0503256), the Fire Department (non-emergency) at 619.533.4444 (Brush/Weed Complaints), and/or the owner at: info@clubcmr.com. If you desire a copy of the Civil Penalty Notice and Order contact Carrie Lindsay or Councilman Kersey at the above noted email addresses.

Reminder About Paint Colors

If homes have not been painted in 15 years or more, the home should be repainted using approved color schemes. The original builder color schemes are not allowed. You will need to contact Jennifer Castro at 858-576-5538 or jcastro@waltersmanagement.com to request approval. Please be advised, this only applies to districts and not Sub Associations.

