

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

JULY 2019 NEWSLETTER



Calendar of Events

Part of staying informed and involved includes attending meetings. Following in chronological order are the near future meetings you can attend.

1. May 28, 2019. A CMR/SS Community Council subcommittee was formed to deal with the New Urban West proposal to develop the golf course land. The first Golf Course Subcommittee meeting was on May 28, 2019, at the CMR Library from 6:30 to 8:00 pm. It was a lively and informative meeting with presentations by New Urban West's Jonathan Frankel soliciting community input and CMR United's Troy Daum presenting a detailed Vineyard and Mixed Use Preserve option. Subcommittee Chairman Rick Smith stated future meetings would be on the 4th Tuesday of the month.

To receive notice of meetings contact CMR/SSCC Chairman Eric Edelman at edelmanrealty@gmail.com and asked to be placed on the email list for the CMR/SSCC and you will also get notice of all subcommittee meetings and agendas.

2. June 5, 2019. CMR/SSCC Park and Ride Subcommittee is scheduled to meet at 6:30 pm, at the CMR Library RE: the proposed 70 foot 48 unit apartment complex at 10211 Rancho Carmel Drive Park and Ride.

3. June 11, 2019. CMR Residential Community Association Board is scheduled to meet at 6:00 pm, at the CMR Clubhouse.

4. June 12, 2019. CMR/SS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center. There may be a vote on the proposed Park and Ride development, see below. To find out more and get meeting Community Council and Subcommittee announcements and agendas, contact Chair Eric Edelman [at edelmanrealty@gmail.com](mailto:edelmanrealty@gmail.com) and ask to be placed on the email list for the CMR/SSCC.

5. June 25, 2019. CMR/SSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm. Subcommittee vote on New Urban West Community Plan Amendment Initiation Request likely, see below.

6. 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.



Golf Course Matters

There are four major developments regarding the golf course since our last CMRRCA Newsletter.

First, CMRRCA Board President Gary Brizard announced at the May 21, 2019, Board meeting that the Board had retained Everett L. DeLano III, a highly experienced attorney representing Homeowners Associations in land use and environmental matters, to ensure the best interests of all CMRRCA members are considered in the ongoing golf course land situation.

Second, almost immediately after the last Newsletter was written, New Urban West (NUW) consultant Atlantic Group submitted to the City a five page “Carmel Mountain Ranch Community Plan Amendment Initiation Request”. As stated in the last Newsletter, the Initiation Request asks the City to begin studies and design for development of the golf course land.

Third, at the CMR/SS Community Council meeting on May 8, 2019, NUW made a presentation which didn’t add much to what NUW had previously stated as reported in our previous Newsletter. In response, CMR United’s Troy Daum presented its alternative plans (see CMR United article below), and specifically asked the CMR/SS Community Council to vote against NUW’s Carmel Mountain Ranch Community Plan Amendment Initiation Request. The way this process works at this point is that ultimately the CMR/SS Community Council, after consideration by its Golf Course Subcommittee, will vote on the Community Plan Amendment Initiation Request and its vote (which is a recommendation) will be considered by the City Planning Commission when it has its hearing to approve or disapprove NUW’s Community Plan Amendment Initiation Request. The date of the City Planning Commission hearing is not known at this time, but will likely be July 11, 18, or 25 which is when regular July Planning Commission meetings are listed on the City website. The lines, therefore, have been drawn and if you desire to weigh in the time is now and the main action is at both the CMR/SS Community Council and its Golf Course Subcommittee meetings, and eventually at the City Planning Commission hearing.

Fourth, regarding the condition of the golf course, as noted in the last Newsletter, the City had given notice to the owners that the City, after a Code Compliance investigation, 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. Also, the owners had issued a “Maintenance Notice” that maintenance work including “weed abatement, removal of dead trees and other fire safety measures” was going to be done. Councilman Kersey’s CMR Community Representative, Brittany Siordia (BSiordia@sandiego.gov), informed the CMR/SS Community Council meeting on May 8 that Councilman Kersey was going to meet with City staff about the Code Compliance investigation and golf course condition the following week, and that Councilman Kersey was planning to attend a future CMR/SS Community Council meeting to address the golf course’s condition. There has been no information released re the result of this meeting or the status of the Code Compliance investigation. While parts of the golf course land may have differing conditions, 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.

Proposed 70 foot 48 unit apartment complex at 10211 Rancho Carmel Drive Park and Ride.

The developer, New Pointe, has requested that the CMR/SS Community Council vote on New Pointe's proposal at the June 12, 2019, CMR/SS Community Council meeting. **As noted above, the Park and Ride Subcommittee meeting is scheduled to meet on June 5, at 6:30 pm, at the CMR Library re the proposal.** As this is written it is unknown if there will be a vote at the June 12th CMR/SSCC meeting. For more current details, contact Community Council Chairman Eric Edelman at edelmanrealty@gmail.com and asked to be placed on the email list for the CMRSSCC and you will get the notices and agendas for subcommittee meetings.

DISCLAIMER: The following article has been provided by CMR United. Inclusion in the Newsletter does not constitute an endorsement of CMR United or its views by the CMRCA, its Board, or its Golf Course Committee.

CMR United listens to the community and submits proposals to retain current golf course land zoning.

On May 4, CMR United published its survey results from more than 400 CMR community members. This market research showed that 93% of CMR community members oppose development of the land. Over 90% of respondents stated a willingness to contribute financially to keep the land undeveloped.

On May 8, CMR United introduced three alternative proposals for the golf course land to the CMR/SS CC (Carmel Mountain Ranch/Sabre Springs Community Council). CMR United's presentation by Troy Daum was met with resounding applause from the audience, further demonstrating broad community support to keep the land zoned for the following:

1. Conversion of golf course into a vineyard, expansion of the community park, and creation of a nature preserve.
2. Creation of a new Community Facilities District to fund the purchase and preservation of the land. The estimated costs for golf course homeowners could likely be <\$1,000 per year.
3. Creation of a CMR Corporation, which would sell shares to current CMR homeowners for the purpose of purchasing and preserving the land.

To download and read CMR United's initial presentation to CMR/SS CC, visit www.carmelmountainranch.org or at <https://bit.ly/2X3CQva>.

CMR United is listening to community members and proposing creative, practical solutions to retain the open space of the CMR golf course land. CMR United has developed and vetted plans with the support of the community, echoing the voices of hundreds of CMR homeowners and business owners.

CMR United's request of the CMR/SS Community Council and of the City is simple: **Leave the current CMR Community Plan intact. Retain its original zoning.** Our community is proposing plans consistent with this original plan. The CMR majority believes that development of this land is not the best option for the future of this community.

CMR United will soon share more details regarding these proposals at the CMR/SS Community Council meetings.