

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

SEPTEMBER 2019

Prior 2019 Newsletters now accessible. Prior 2019 CMRCA Newsletters are now posted on the www.CMRRCA.org website under the drop down menu title “Newsletters”.



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 CMRCA (i.e., the Master HOA) dates, in addition to this Newsletter visit the www.CMRRCA.org website. To get the Newsletter early via email along with other CMRCA emails, homeowners can sign up at waltersmanagement.com. 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. July 10, 2019. CMR/SS Community Council met at the CMR Rec Center. Community Council and voted 9-1 against the New Urban West Community Plan Amendment Initiation Request, see below.
2. 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 latest published agenda). You can also view Live Webcasts and Video Archive of meetings at: <https://www.sandiego.gov/planning-commission>. See below regarding submitting information and making public comment before the Planning Commission.
3. August 13, 2019. CMR Residential Community Association Board is scheduled to meet at 6:00 pm, at the CMR Clubhouse.
4. August 14, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
5. 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/>. See below regarding submitting information and making public comment before the Planning Commission.

6. August 23, 2019. CMRSSCC Golf Course Subcommittee may meet at the CMR Library from 6:30 to 8:00 pm. Watch for announcement and agenda, see above re getting CMRSSCC email notices.

7. September 10, 2019. CMR Residential Community Association Board is scheduled to meet at 6:00 pm, at the CMR Clubhouse.

8. September 11, 2019. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.

9. September 27, 2019. CMRSSCC Golf Course Subcommittee may meet at the CMR Library from 6:30 to 8:00 pm. Watch for announcement and agenda, see above re getting CMRSSCC email notices.

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

There is no change from the August Newsletter. Briefly, on June 12, 2019, the CMRSS Community Council voted 11-1 (plus 1 abstention) against New Pointe's Community Plan Amendment Initiation Request which seeks a zoning change from RM-1-2 to RM-4-10. The CMRSSCC's vote is only a recommendation. 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. See below regarding submitting information and making public comment before the Planning Commission.

Golf Course Matters

Here are the major publicly known developments regarding the golf course since our last CMRR-CA 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.

On July 10, 2019, CMRSS Community Council voted 9-1 against the Community Plan Amendment Initiation Request, 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. As this is written, the published Planning Commission agenda on the City website has a link to Report No. PC-19-064 in which the City Planning Department recommends approval of the Initiation Request. See Calendar above, and see below for additional information about presenting information to the City Planning Commission.

Second, condition of the golf course. As 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, and the April 22, 2019, deadline is long past for the owner to comply with



the original permitted conditions or submit an application and plans to amend the Conditional Use Permit. There still has been no specific public 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. 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.

Submitting information and making public comment before the City Planning Commission

Both the Park and Ride and the New Urban West scheduled appearances provide an opportunity for the public to submit information and make public comments. Following is the Planning Commission's verbatim instructions about how to do so.

Submitting Project Information:

All project information and material for Planning Commission consideration must be submitted to the Recording Secretary 10 calendar days prior to the hearing.

Mail or Delivery: City of San Diego Planning Commission, 1222 First Ave., fifth floor, San Diego, CA 92101. Must include eighteen (18) copies of the material.

Email: planningcommission@sandiego.gov. Material limited to five (5) pages in length.

Fax: 619-321-3200: Material limited to five (5) pages in length.

At the public hearing: Must include eighteen (18) copies of the material. NOTE: If your project information is received at the hearing, the Planning Commission may not be able to review and consider your information thoroughly.

Public Comment: Persons may address the Planning Commission during the public comment section of the agenda on topics not listed on the agenda or may address the Commission during public testimony on each agenda action item. Speakers will usually have three minutes. Times may be altered by the Chair of the Planning Commission."

Also, the Planning Commission's July 25, 2019, Agenda, available on the City Website, has additional information on submitting documents and making public comment.

*Thank
You*