

**CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY
COUNCIL**

10152 Rancho Carmel Dr., San Diego, CA 92128

**MINUTES for March 8, 2023
Meeting held via Zoom**

QUORUM/CALL TO ORDER 6:30 p.m. A quorum was established.

BOARD OF DIRECTORS		
	PRESENT	ABSENT
Eric Edelman, Chairperson/Business Owner	X	
Dan Thompson, Business Owner		X
Rich Krejci, Home Owner	X	
John Schroeder, Secretary/Home Owner	X	
Marc Clark, Home Owner		X
Michelle Mullin, Home Owner		X
Kurt Carlson, Home Owner	X	
Dustin Leal, Home Owner		X
Bruce Bergman, Home Owner	X	
Larry Fontaine, Home Owner	X	
Kirsten Greer, Home Owner	X	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
- II. Introduction of Board Members
- III. Approve Agenda/Approve Meeting Minutes from previous meeting.
 - Agenda was approved unanimously.
 - Minutes from the February 8, 2023 meeting were approved unanimously.
- IV. CMRCC Business:
 - A. Public Comments - Non-agenda items (3-minute limit)
 - B. Neighborhood Police Report - Officer Julie Dragt
 - Officer Dragt provided a brief overview of the “Smart Streetlight” proposal and directed the audience to the San Diego city website for a schedule of community meetings regarding this issue.
 - C. CMR Fire Station/SD Fire – Representative
 - Not Present
 - D. State Senator Brian Jones – Representative Marc Schaefer
 - Not Present
 - E. Assemblyman Brian Maienschein – Representative Rik Hauptfeld
 - Not Present
 - F. County Supervisor Joel Anderson – Representative, Mike Fredenburg
 - Not Present
 - G. City Councilmember Marni von Wilpert - Representative, Khayri Carter
 - Infrastructure remains a high priority for Councilmember von Wilpert.
 - Councilmember von Wilpert is now the Chair of the City Council’s Public Safety Committee.
 - H. Mayor Todd Gloria – Representative, Emily Piatanesi
 - Not Present
 - I. San Diego Planning Department – Representative, Tony Kempton
 - Not Present
 - J. Congressman Scott Peters – Representative
 - Not Present

- K. Quick Quack Car Wash Proposal for northeast corner of Highland Ranch Road and World Trade Drive (ACTION ITEM)
- Dan Curran of Coast Income Properties, representatives of Latitude 33 (including Randi Coopersmith and Brad Sonnenburg) and representatives of Quick Quack Car Wash (including Erica Hernandez and Chad Terry) presented a detailed site plan and 3D images of the proposed car wash.
 - A motion to recommend approval of rezoning this lot from CC-3-5 to CC-1-3 to allow for a stand-alone car wash was adopted unanimously.
 - A motion to recommend approval of the proposed improvements, with the understanding that the owners will discuss specific colors with the CMRSSCC prior to construction, was adopted unanimously.
- L. Lennar Homes (Information Item) – Transfer of “The Trails at Carmel Mountain Ranch” property from New Urban West to Lennar Homes
- Arlene Tendick, a representative of Lennar Homes, introduced herself as a Lennar representative.
 - Lennar Homes is now the owner of the entire property which was owned by New Urban West.
 - The Trails at Carmel Mountain Ranch will be constructed as currently approved by the city.
 - The current approved plan includes a total of 827 units, with 126 of these units classified as affordable units.
 - There was no timeline available for renovation of spaces designated as open space.
 - The construction of the city parks is currently planned to occur after the residential units are completed.
 - For more information, refer to www.LennarSDbuilds.com
- M. Chair’s Report– Eric Edelman
- None
- N. Old Business
- None
- O. New Business
- None
- P. Action Items
- None

Adjournment: 9:11 p.m.

Next Meeting: Wednesday, April 12, 2023, at 6:30 p.m.

Location: Zoom

John Schroeder, CMRSSCC Secretary