

# **Scripps Ranch Planning Group**

## **DRAFT Minutes for Thursday, February, 7, 2019, 7:00pm**

- I. Regular Meeting -- Call to Order.7:01pm Roll Call: Wally Wulfeck, Sandy Wetzel-Smith, Tamar Silverstein, Bob Ilko, Marc Sorensen, Scott Hilberg, Don Ringel, Dennis Engler, John Lyons, Julie Ellis, Ron Kelley, Emma Lefkowitz, Marvin Miles, Stuart Gross, Gwen Bandt Absent: Jenny Marshall, Jan Kane, M. Lorenzo, Bob Petering, G. Boerner,
- II. Approval of Minutes without objection, Approval of Agenda without objection.
- III. Announcements
  - A. MCAS Miramar Update – (K. Camper) Wetzel-Smith announced update: Increase in air exercises (increase in noise) will go on for a couple more weeks.
  - B. San Diego City Councilmember Mark Kersey (Quinton Grounds) Scripps Poway Parkway changes in design and process delayed until Fall 2019, Looking forward to hearing about the Aviary Park special meeting with Park and Rec around 14<sup>th</sup> March, Working with SDGE on Pomerado Road work.
  - C. San Diego County Supervisor Kristin Gaspar (TBA) NP (Not Present)
  - D. California Assemblymember Brian Maienschein – 77<sup>th</sup> District (Rob Knudsen) \$209 B budget, a lot is going toward education. 16-18 pieces of legislation, such as Tech Hub Assistance Centers for Mental Health Programs, Special Education Communication Devices to allow students to take these devices home during the school year (tablets, specially designed)
  - E. United States Congressman Scott Peters (Erin Magee) NP
  - F. San Diego City Attorney (A. Council) NP
  - G. Miramar Ranch North Planning Committee (L.Burley) Update on Renzulli property and Water-Mark Project, May 1, 2019 start date for construction, Public Transportation into The Ranch, Carroll Canyon Apartment Complex construction will start 1<sup>st</sup> April 2019.
- IV. Information and Action Items:
  - A. Info: Pomerado Road Repaving. (*Todd Voorhees, SDG&E*) (5 min.) NP  
***At the request of the City, our contractors have submitted two additional traffic control plans for the remaining road restoration activities along Pomerado Road from Avenida Magnifica to the Caltrans ROW just east of Interstate 15.***  
***Today, we were informed that the City is still reviewing the Traffic Control Plans and has yet to determine which plans will ultimately be approved.***  
***I'll send another notice with a more detailed schedule and scope of work once the City decides which set of plans they will approve. All current proposals allow for some form of access to the south of Pomerado Road.***  
***I apologize for the inconvenience this delay has caused.***  
***On another note, I have been receiving several questions regarding the retaining wall near the transition pole in the Stonebridge community. Vegetation will be planted within the retaining wall pockets. We anticipate this work to be completed within the next month.***  
Report read. Two additional traffic control plans submitted by contractors that the city is still reviewing plans, another notice will be sent out with detailed schedule and scope of work. Receiving several questions about the retaining

wall in the Stonebridge Community. Reviewing options and traffic impact: One lane versus shutting down the entire Pomerado Road, 6AM-6PM over a weekend of Friday, Saturday and Sunday. Can't have rain and paving plant must be open so it can't happen on a holiday. Motion/2<sup>nd</sup>: Lefkowitz/Ilko: Sent letter to city to recommend weekend shut down of Pomerado Road for repaving, Vote: **Unanimous 15-0-0 PASS**

- B. Action: The Phair Company Redevelopment of Renzulli estate. (*J. Phair*) (15 min) The Phair company is proposing to build approximately 100 homes on the 57 acre Renzulli property. These would be homes for:

First-time Buyer – 2,100 sq.ft. with 4 bedrooms and 3 baths priced from \$800,000 to \$850,000. Move-up Buyer – 2,475 sq.ft with 5 bedrooms and 4 baths priced from \$900,000 to \$999,000. This model is ideal for the buyer living in Scripps Ranch now in a condo or duplex, who wants to move-up to a single-family home and stay close their job. Multi-Generational Homes – 2,875 sq.ft. with 6 bedrooms and 5 baths, including a second master bedroom downstairs for a grandparent or rebounding “boomerang” adult child or grandchildren. Priced at \$1 million+.

A Community Plan Amendment would be required for this project. Clarification of the two acres is required, clarification for creating a park inside Wet Land Areas, Connection from Pomerado Spring Canyon to Cypress Canyon Road to Scripps Poway Parkway clarification on map, requires a map with the current and proposed street connections, Adhoc Subcommittee with MRNPC +SRPG, Gwen, Marv, Bob, Stuart, Sandy, Dennis, Ron plus Rec Council Marc Sorensen. Meetings will be called when information is collected for review with committees.

- C. Action: Proposed Hendrix Pond / Aviary Park Development. (*M. Sorensen, Scripps Ranch Rec. Council*) (15 min) *This was heard on an info item at planning group meeting on March 2 2017. No action was taken.* Meeting proposed on 14<sup>th</sup> March 2019 of Park & Rec Council to discuss this issue, 7pm at the SR Library. Review of synopsis of what happened over time with Hendrix Pond. Resource based park improvements discussions, gathering community input and review options. Clarification of designation: Open Space, Resource Based, Park, MAD. During drought years it's very expensive to fill the pond (drinking water goes into it). More projects in Scripps Ranch the more funding available to address projects in Scripps Ranch. The city wants to use all of the reclaimed water for the new Pure Water Project. The MAD is maxed out since the fee has not been raised in a while. We're going to need to raise it via votes of property owners and we will have to pay for the election to a tune of \$80K, with a risk of the fee increase may not be approved. The city planning consultant job is to determine what can and can't be done or built according to the regulations of the city.
- D. Action: Divergent Diamond Interchange concept at Pomerado/Miramar Bridge. Miramar Reservoir Parking Update. (*Bob Ilko*) (5 min) the goal is to have traffic more fluid, allows more traffic to flow, project ongoing in the south bay, idea of this project wouldn't work due to the angles of the current bridge, traffic lights would be set longer to get more cars through, this issue is no longer

being considered. Under the Pure Water Project 80 parking spaces will be taken out, request the city to add more parking spaces to the lot and add a temporary parking lot during construction and going forward, make the additional spaces permanent, if feasible. 120 parking spots at Lake Miramar is the requested amount of parking. For 1 ½ years the area will be under construction, with the project to start this July 2019. Two projects will be ongoing, for 8-9 months with pipeline and lake portion first then longer with the pipeline coming up through the south.

E. Action: Transit Priority Parking – proposed standards. (15 min)

*The City's proposed Transit Priority Parking initiative would allow developers to build apartments/condos near transit stops with no parking spaces for residents. The proposal is meant to increase the supply of affordable housing. Transit priority areas are those within ½ mile of trolley stops, transit centers, and intersections of high-frequency bus routes. This means that zero-parking could also apply to buildings within ½ mile in areas near mass transit access in the I-15 northeast corridor. Most Scripps Ranch residents have to drive to get to downtown or other areas, or to transit centers to access mass transit. The proposal would reduce parking availability at all these places. The proposal passed the Planning Commission 6-0-0. It goes to City Council on March 4.*

Allows developers to build developments with no parking at all within Transit Priority Areas (anything within ½ mile of bus, trolley, transit center). This project was fast tracked. CPC requested a 5-year pilot project first before implementing. Proposed text sent out via email. Motion/2<sup>nd</sup>: Lyons/Ellis, SRPG support the CPC Recommendation 'to make it a pilot program, add parking requirements for visitors, unloading docks and delivery vehicles, don't apply criteria to transit centers up the I-15 Corridor', Vote: **Unanimous 15-0-0**

F. Action: March Election of Members. (10 min) Next month elections of members: Julie Ellis, Stuart Gross, Bob Ilko, Marty Lorenzo, Jenny Marshall, Marvin Miles\*, Bob Petering, Don Ringel, Tamar Silverstein, Marc Sorensen\* (\*over term).

v. Reports:

A. SR LMD-MAD (M. Sorensen) – No more to add, See above

B. MCAS Miramar (J. Lyons) – No Update

C. Ad Hoc Committee on Fire Safety (S. Wetzel-Smith) No Update

D. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz) No Update

E. Ad Hoc Committee on Carroll Canyon Center (W. Wulfeck) See above

F. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel) Next month

G. Chairperson's Report: *Beatta Piehl's follow-up letter to the Metropolitan Transit System on bus service for transit-dependent individuals – consider at March meeting. Wulfeck will be absent for our March 7 meeting.*

VI. Adjourn 9:11pm for Next Regular Meeting – March 7, 2019.