

# *Scripps Ranch Planning Group*

## MEETING AGENDA

Tuesday, July 8, 2008 at 7:00 p.m.

Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131  
(858) 538-8158

- I. Welcome!
  - A. Call to order
  - B. Roll Call
  - C. Modifications to Agenda
  
- II. Public Comment
  
- III. Announcements
  - A. Councilman Brian Maienschein (Megan Ekard)
  - B. Miramar Ranch North Planning Committee (Bill Crooks - Jan Kane)
  
- IV. Approval of Minutes
  
- V. Information Reports, Presentations & Discussion
  - A. Chairperson's Report
    - 1. Marshall Middle School Bus Program 2008-9
    - 2. Horizon Church CUP update
    - 3. Opus West update Lots 3-4 and 7-8
    - 4. Meanley Wall Historic Designation status
    - 5. Chabad Substantial Conformance Review
    - 6. Community Vision Awards
  - B. HG Fenton Erma Road Fenton Project
  
- VI. Action Items
  - A. SR Blvd Median & 2<sup>nd</sup> Fire Station CP amendment changes
  - B. T-Mobile Light Standard and Vault at Spring Canyon Road & Spruce Run Drive (Mark Phillips)
  
- VII. Committee Reports
  - A. SR LMD-MAD (M. Sorensen) – Update
  - B. MCAS Miramar (J. Paterniti) – Update
  - C. CPC (T. Silverstein) - Update
  
- VIII. Adjournment

Tentative Future Agenda Items:

- 1. Scripps Cypress Pointe EIR

*\*Note time specific items.*

# *Scripps Ranch Planning Group*

## MEETING MINUTES

Thursday, June 5, 2008 at 7:00 p.m.

Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131  
(858) 538-8158

From Hwy 15 exit Mira Mesa Blvd (east), turn right on Scripps Ranch Blvd, turn left on Scripps Lake Drive, Library on right side approximately 0.25 miles - parking provided but may be limited)

### I. Welcome!

a. Call to order 7:15

b. Roll Call: Tamar Silverstein, D.Todd Philips, Mark Brody, Gordon Boerner, John Lyons, Marina Sragovicz, Bob Petering, Mike Page, Jim Paterniti, Natalia Moorhead, Mike Butcher, Bob Ilko, Karen Ringel, Paul Vaughan, , Marc Sorensen

Excused Absent: Julie Ellis, John Gardner

Absent: Mike Asaro

c. Modifications to Agenda: Chabad requested an action item is added to agenda.

### II. Public Comment

Community member informed SRPG of the success with CalTrans building a soundwall along the highway 15 next to town-homes in Scripps Ranch.

### III. Approval of Minutes postponed until next meeting.

### IV. Announcements

a. Councilman Brian Maienschein (Megan Ekard) Absent sent email see handout

b. Miramar Ranch North Planning Committee (Bill Crooks - Jan Kane)

i. Manager of Community Service Center will post NO PARKING signs beginning in July08. Both HOAs will be notified of these changes.

ii. New two new Office towers on July08 Ground Broken Scripps Poway Parkway and 15 in the SouthEast corner around 5-6 stories tall.

iii. Funds were found to close the gates at Overlook Park, landscapers will open it in the morning.

### V. Chairperson's Report

a. Marshall Middle School Bus Program 2008-9

Looking for more students to sign-up for bus program. Go to website for applications.

Cost will go up from \$550.00 to \$585.00

b. Horizon Church CUP update

At Carroll Canyon and I-15, the land is up for sale. Estimated 800 people in attendance, Sunday, Wednesday and Friday nights. A new church may want this property. No changes to landscaping proposed, only to the inside of the building.

c. Opus West update Lots 3-4 and 7-8

Owns parcel by library with 160K sq ft of R&D. Last week OW signed a lease with Lockheed Martin, bringing 600+ employees to the area in the SR Business Park. Want to expedite to break ground in January 2008. No changes to the community plan, due to lots are being kept industrial. Lot 7-8 are located at the intersection of Scripps Ranch Blvd. and Scripps Ranch Blvd. Looking for joint use community parking arrangements for Library. Lot 3-4 a historic

designation on the .25 percent of lot for Lot3 and Lot14. The deed has been recorded and its official.

Note: Natalia and Todd attended the transportation meeting in May08 and the Transportation board decided to discontinue the MTS DART service 13Jun08. DART riders may be eligible for MTS Access Services which provides transportation to transit riders with disabilities that prevent them from using regular bus or trolley services. Board was considering cut backs on existing lines and the DART program. The final vote is unknown at this time. Several community members were also present. The committee will continue to meet every four months and come up with the long term solutions.

- d. Meanley Wall Historic Designation status
- e. July 10, 2008 SRPG meeting – *tentative agenda item(s)*
  - Scripps Cypress Pointe EIR
  - HG Fenton Erma Road Fenton Project

#### VI. Presentations, Discussion, Liaison, Reports, and/or Action Items

- a. Community Forestry Board Living with Wildfire presentation (C. Jones)

SR is a tree community and it's a hallmark of the ranch. Urged us all to maintain trees and plant new trees. Chair of Board Vicki Estrada spoke of ways to improve public right of ways and private property. Why plant trees? Clean Air, Combat pollution, save energy costs, raise property values and clean water, cool pavement, protect wildlife, build safe communities, live well, calm traffic, invest in the future. Showed various pictures of ways trees improve the look and feel of a community, pictures were shown with trees and without trees. From 1985 to 2002 there has been a reduction of 27% of tree canopy areas in SD county. SR is district 5 and only 17% is covered in a tree canopy. In the City's General Plan one of the goals is to conserve, develop and restore community forest in San Diego. Gave statistics of savings trees provide on a yearly basis. California Center for Sustainable Energy website will inform you how to get free trees for public property.
- b. 2<sup>nd</sup> Fire Station CP amendment changes – Action  
Motion: 1<sup>st</sup> Tamar S. and Motion 2<sup>nd</sup> Marina S.  
Yes=14 No= 0 Abstention=0  
The July SRPG meeting will be moved to Tuesday 8Jul08, due to the first Thursday of the month is 3Jul08.
- c. Chabad Substantial Conformance Review:

Allan Green introduced the Rabbeum. Rabbi Yonah Fradkin introduced the project, reviewed the history of the property, reviewed its mission. Introduced a letter with 27 commitments seeking SRPG project submittal approval. Rabbi Josef Fradkin introduced the educational component of the project. Bret Hulitt of the Steel Group, presented a PowerPoint of ~ 37 slides including a history of the CUP. See handout.

Chabad is set back from Crown Point by 127+ ft. approximately double the amount allowed by the CUP. Set back from Pomerado Road = 460 feet. An outstanding issue to address with the City is to get agreement from AIU and CHA for a fire access road. The Rabbi will consult with the SRPG on lighting item #11.”

Hired Project Consultant/Lobbyist Ron Buckley presented a history of the project from the time he still worked for the city (as Project Mgr for this project) to the current status.

City Planning Staff Dan Monroe explained the process and why city staff chose not to make a recommendation on this project. The SCR decision will be made by directly by the Planning Commission. Per Dan, the City will send a letter stating that they “believe this development conforms with the previously approved phase plans.” Dan explained that the appeal process would require either an appeal request at Planning Commission or that a letter be sent within 10 business days, which would trigger an appeal to the SD City Council.

SRPG again reviewed the May 2007 email where City Facilities Financing staff had evaluated Developer Fees due on this project, concluding that if kitchen/sink and bathroom/sink combos were included, then fees would be equal to the Community Plan’s FBA for Multi-Family units, yielding \$5.16MM. While the City hasn’t received final submittal, City Staff confirmed that the Project Mgr has reconfirmed the previous public statements by both the Project Architect and the Project Mgr that both bathrooms and kitchens with sinks would be included in each unit. However, Project Consultant Ron Buckley, previously the City of SD Project Mgr, indicated that he had contacted Charlene Gabriel of City FF Staff in an attempt to lobby for reversing the May 2007 finding regarding the fees, and that the Rabbi/Chabad were not willing to agree to pay the Multi-Family FBA, as they hope to convince the City to reverse their prior decision.

Motion: 1<sup>st</sup> Tamar Silverstein and Motion 2<sup>nd</sup> Todd Phillips

“SRPG agrees to accept Rabbi Fradkin’s letter dated 5Jun08 addressed to the SRPG, and give a favorable recommendation to the Planning Commission, specifically conditioned on two items: 1) that the applicant be required to pay the Multi-Family FBA fees as per the May 2007 email from City Facilities Finance Staff, and (2a) that the SRPG send a member to the Planning Commission hearing, with authority to clarify SRPG’s position and (2b) to recommend an SRPG appeal process without requiring a special meeting should the approval not encompass item #1 and/or the spirit of the Rabbi’s 27 bullet-point agreement.

The Library Fire Alarm went off prior to the vote, requiring an approximately 30 minute delay.  
VOTE: Yes =10 No =3 Abstention = 0 Total Present=13

d SRPG Executive Board elections - Action

Dan Monroe stated that the new policy interpretation disallows occupancy of the same Officer Position for 8 consecutive years, which applies to both SRPG Chair Bob Ilko and SRPG Vice-Chair Gordon Boerner. Todd Phillips thereby agreed to move up to Chair, Bob Ilko will step down to Vice Chair, Gordon Boerner will step down from Vice Chair to regular elected member status, and Tamar Silverstein will remain as Secretary, thereby bringing SRPG into compliance Consensus vote result = 13 Yes and 0 No with no abstentions.

e. SR LMD-MAD (M. Sorensen) – Update

Lakeview park is being locked up at night. Need to come up with a fee increase for MAD. We need to start talking about how much MAD fees we need to assess. Our budget is thin and Marc isn’t sure that people would vote for this increase in light of the current economic picture. We need to put the information out to the community about the need for a MAD fee increase. Marc will email Gordon and Bob to discuss this issue further.

f. MCAS Miramar (J. Paterniti) - Update

The Horse Stables are closing 01Jul08. Old Missile Sites have had a lot of trespassers lately due to an article in the newsletter.

g. CPC (T Silverstein) - Update No update given.  
Todd Phillips is the new CPC Rep along with Bob Ilko.

VII. Adjournment: 11:30pm

*\*Note time specific items.*