

# **Scripps Ranch Planning Group**

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DRAFT MEETING MINTUES

Thursday, January 8, 2009 at 7:00 p.m.

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

## **I. Welcome**

Call to order: 7:05am

Roll Call: Tamar Silverstein, Gordon Boerner, Paul Vaughan, Mike Page, Marvin Miles, Bob Petering, John Gardner, Bob Ilko, John Lyons, Natalia Moorhead, Mike Asaro, Mike Butcher, Julie Ellis

Absent: Marc Sorensen (excused), Mark Brody, Jim Paterniti (excused), Todd Philips (excused), Marina Sragovicz, Karen Ringel,

## **II. Modifications to Agenda:** None

## **III. Non-Agenda Public Comment:** None

## **IV. Announcements**

Councilman Carl DeMaio (Kelly Batten)

\*Kelly will be covering Scripps Ranch, Mira Mesa, Carmel Mtn Ranch and Sabre Springs communities.

\*Casa Mira View Project approved by City Council with record documented re: developer's willingness to work with City on the 5 SRPG & MRNPC-desired traffic mitigations underneath the I-15/MM Blvd bridge and east to the SR Blvd T-intersection.

\* Carl is against residents paying for trash service.

Miramar Ranch North Planning Committee: Neither Bill Crooks or Jan Kane were present, so no report.

CPCI Representative (Craig Schmollinger)

\* Erma Road Project was resubmitted, will update SRPG at the next meeting.

\* Chabad Project Update: Confirmed FBA Fees to be 2/3's of traditional multi-family fees or ~ \$3.93 million, as agreed to by City Facilities Finance and SRPG, with a Deed Restriction Agreement requiring an additional ~\$1.9 million if project is found in non-compliance of exclusive Student/Faculty housing purpose. This verbiage has been added to the plans for institutional validation in case property not developed for many years.

## **V. Approval of Minutes**

\*November 6, 2008 minutes approved unanimously (M/S Boerner/Page).

\*December 4, 2008 minutes approved unanimously with correction of moving Natalia Moorhead from absent to present (M/S Boerner/Petering)

## **VI. Information Reports, Presentations & Discussion**

### Chairperson's Report

Miramar Pump Tree Removal due to safety issues (trees falling).

### Spring Canyon Rd. Traffic Calming Project (O. Valdivieso, S. Cheng, D. Wilson)

S.Cheng of awarded contractor introduced project and scope, with funding from the Big 5 Stonebridge development negotiations. There will be 2 community forum workshops on 2/26 and 3/26, more details to come from Todd Philips. Project should last about 3 months.

### Korean Cavalry Christian Church Conditional Use Permit Update (D. Hom)

On site of old PSA test facility, most recently owned by Horizon Church, new Church has purchased site. Site plans include a 795 seat facility. Project will return to SRPG next month for a vote. Church Services are 8:00am, 9:30am, with peak load at 11:30am on Sundays. Another lesser load will be Tuesdays and Fridays 7:45pm for Bible study and ESL classes. There will be ESL classes and weddings on Saturdays as well. An onsite Incubator business component will have projected maximum of approximately 20-30 people at any given time. Reclaimed water is planned, and proposal is to build a wall with community entrance monument signage, including anti-graffiti covering. Daycare activities only occur during church activities.

### Casa Mira View Update/SR Blvd. and Mira Mesa Median Project Update (G. Boerner)

Casa Mira View Project approved unanimously; Boerner reviewed history of the project, advising that SRPG's Mira Mesa Blvd Median CIP Project was put on hold awaiting negotiations on further improvements as mitigant from the CMV developer. .

Old Bally's Site Update (G. Boerner): Still cannot confirm new tenant, confirmed re-striping will improve parking lot by increasing parking spots. Petering to send Boerner picture for developer to consider fixing sidewalk intrusion/angle.

## **VII. Action Items**

Board Vacancy Election: resume submitted for all candidates

Candidates = Ryan Grove (absent), John Lowe, John Starr. Private Ballot Count resulted in addition of John Lowe to the Group in a seat that expires in April 09.

Evans Pond (M. Page)

Reclaimed water for Evans Pond initially thought to be a great use, but after getting recommendations there is danger of algae blums and water must be monitored closely (more maintenance than anticipated) for nitrates and fertilizers, etc... Concern also expressed re: the fish, ducks and frogs living in the pond.

Chabad Preschool CUP, Substantial Conformance Review, FBA fees & Deed Restrictions:

Ron Buckley advised that this project is scheduled to go before the Council on 1/27. SRPG was given an Assessment Letter for the CUP for Chabad with a 5 year life-span that expired in November 2008. No changes in operation or physical changes. The Pre-school currently has about 120-150 children. Operational times on the CUP are 6am-8pm, but the actual times are more near 7:30am-3pm. There have not been any violations of the CUP after it had been issued. Motion to approve by Ilko, second by Boerner, approved unanimously.

Buckley will draft written resolution to be provided to SRPG. Land Use and Housing recommended exempting Affordable Housing from Student Housing Projects. Ron gave a copy of his Phase Plan Approval Exhibit A to SRPG. Rabbi Y. Fradkin does not want to record anything until he's ready to pull building permits, because maps and permits do expire. It was clarified that the CUP runs with the land and not with the owner of the land. Prior to the issuance of the building permits, the Deed Restrictions must be recorded and on the property. It was also clarified that the fire access road must be built first, prior to any building permits being granted.

### **VIII. Committee Reports**

#### SR LMD-MAD Update (Sorensen/Boerner)

We now may have a reduction in expenses because of the Scripps Ranch Blvd. median (being put on hold), which gives us a little extra time to see where we are with funding, but we still have the same problem. We may be able to make it through FY09, because of the economy at this time, excluding any Lerp Infestations, etc.

MCAS Miramar (J. Paterniti) – Update on the military plane crash in University City, the Marines have gone out of their way to ensure family is well taken care of.

CPC (T. Philips) – Not present.

IX. Adjournment: 9:30pm