

Scripps Miramar Ranch Planning Group

MEETING AGENDA

Thursday, August 6, 2015 at 7:00 p.m.

- I. Welcome! Call to Order. Non-Agenda Public Comment (2 min each).
Ms. Mara Elliott, Chief Deputy City Attorney, described her candidacy for City Attorney.

- II. Roll Call, Approval of Minutes, Modifications to the Agenda. Emergency Items. Items to be Continued, Postponed, or Withdrawn. Approval of the Agenda.
Members present: Gwen Bandt, Jenn Blake, Julie Ellis, Stuart Gross, Scott Hilberg, Bob Ilko, Emma Lefkowitz, Jenny Marshall, Marvin Miles, Bob Petering, Don Ringel, Marc Sorensen, Paul Vaughan, Sandy Wetzel-Smith, Wally Wulfeck.
Members Absent: Gary Harrison, Marty Lorenzo, Mary Oling-Sisay, Tamar Silverstein, Stan Williams.
Motion to approve Minutes for June (Ilko/Sorensen) Passed 15-0-0.
The order of items on the agenda was adjusted. Item IV.B was postponed to September.

- III. Announcements
 - A. MCAS Miramar Update (Juan Lias). Continuing air operations through August.
August 28: the Marine Corps Air Station Miramar Change of Command Ceremony: Colonel John P. Farnam will relinquish command to Colonel Jason G. Woodworth followed by the retirement of Col. Farnam,
 - B. Councilmember Mark Kersey (Alex Vivona) (Absent)
 - C. Supervisor Dave Roberts (Evan Bollinger) (Absent)
 - D. Assemblymember Brian Maienschein – 77th District (Rob Knudsen) (Absent)
 - E. Congressman Scott Peters (Brian Elliot): Upcoming Events: Tuesday Aug. 11: Grants Workshop for the Arts and Humanities. Aug. 13: Small and Online Business Seminar. Aug. 18: Senior Scam Stopper Seminar.
 - F. Miramar Ranch North Planning Committee (Lorayne Burley): Aug. 4: MRNPC voted to recommend Verizon Wireless revise a WCF permit application at Fire Station 37. MAD updates. Information is available online at scrippsranch.org/MRNPC

- IV. Information Reports, Presentations & Discussion
 - A. The San Diego Public Utilities Department's Customer Advocate, David F. Akin, Esq provided a presentation on these key topics:
 - Understanding your residential water/sewer bill
 - Overview of fixed and variable fees and charges
 - Overview of key infrastructure and services
 - What you can do when your utility bill is higher than expected
 - Drought Response
 - B. San Diego County Bicycle Coalition (Kelsey Jenkins, SDCBC) Postponed until September

- c. The Glen at Scripps Ranch (Rick Aschenbrenner): Mr Aschenbrenner and Mr. Randi Coopersmith (Latitude 33 Engineering here in Scripps Ranch) described the project and addressed some questions and comments. They made the following points:

Compatibility with the Community: There is significant demand for retirement living and continuing care in Scripps Ranch. Over 200 Scripps Ranch residents already intend to move to The Glen at SR. The project is consistent with the goals and objectives of our Community Plan and is compatible with the current institutional land use designation.

Traffic: The proposed project has less impact than other reasonable uses of the property. According to the City's traffic analysis, it will produce 1880 "Average Daily Trips", which is only 35% of the approved Alliant University plan. This will add less than 10% to the traffic volume on Pomerado Road, most of it at off-peak hours.

Grading and Scale: The land has already been partially graded. Any other land use would also require grading. There are no massive retaining walls like Marshall Middle School or steep slopes facing Pomerado Road. The proposed buildings are 650 to 1000 feet away from Pomerado Road and will barely be visible from the road. The top of the highest building will be below the level of the Chabad Center. Over 1000 new trees will be planted. Almost 10 acres, 500 feet deep, along Pomerado Road will be preserved as Carroll Creek open space, and will be maintained by The Glen at SR so there will be no cost to our MAD.

Density: Some density is necessary to provide services and amenities economically. The Glen at SR will be the lowest density retirement community built in San Diego in over 40 years. The proposed density is much less than that already permitted for Alliant International University. (Note: The remaining Alliant University property is not currently for sale – AIU has new financing partners and is currently revising its campus plans.)

Emergency Access: The facility will be built to higher fire-code standards than regular residential construction because it is a regulated senior care facility. In an emergency, the residents will shelter in place and not add to emergency traffic on Pomerado Road. Additional access connecting Chabad Center, The Glen, AIU, and Marshall Middle School will be built.

Economic Development: The Glen at Scripps Ranch will employ about 180 people. Many of these jobs will be available to local high-school and college students.

During the presentation, some audience members challenged the traffic projections. Mr. Aschenbrenner indicated that the projections are those from the City. He stated that the projections probably over-estimate the actual traffic. A resident from La Costa Glen (a similar but larger facility than the Glen at Scripps Ranch) presented results from a traffic survey of their residents: 20% of residents do not own a car at all. 32% make only 1-3 trips per week, and 32% make 4-6 trips per week. Only 12% make one or two trips per day. Residents make mid-day trips and avoid rush hours. Mr. Aschenbrenner stated that projections using more modern methods than those used by the City give lower, more favorable, traffic estimates. Employee and service traffic to the Glen will be scheduled at other than rush hours.

Several Scripps Ranch residents voiced support for the Glen at Scripps Ranch. They indicated that they or their parents are looking forward to moving in, so they can stay in Scripps Ranch and maintain connections to family, friends and community. 24-year Planning Group member Bob Petering remarked that 15 years ago the Planning Group had supported retirement living in our community.

Residents For the Rational Use of Alliant Site (RRUAS) will present opposition to the proposed project at our September 3rd meeting.

- D. Chairperson's Report (W. Wulfeck): Community Planners Committee heard a report from Marti Emerald, President Pro Tem of the City Council, on Fire infrastructure.
- v. Action Items:
 - A. Request to revisit Stonebridge Parkway Traffic Calming. (Stuart Gross): No motion was made to revisit this issue.
 - B. Approval of Revised Bylaws for submission to the City Attorney and City Council. The Bylaws include a boundary adjustment to include Stonebridge / Rancho Encantada in the SRPG area. Note: requires 2/3 majority (14) of seated members. **Motion to approve (Ilko/Sorensen) Passed 15-0-0.**
 - C. Constituent Requests: Crosswalks and red curbs: Accra Lane/Tondino Road/Weatherwood Terrace: Crosswalks near Jerabek School: Mesa Madera / Av. Magnifica; Mesa Madera / Tribuna.
Speed Calming on Handrich. Ms. Lynn Keeler described the need for speed reduction on Handrich. **Motion to refer all requests to Ad-Hoc Committee (Sorensen/Blake) Passed 15-0-0.**
 - D. Hoyt Park Improvements – Symphony in the Park: Proposed improvements to the stage area. **Motion to approve (Sorensen/Ilko) Passed 15-0-0.**

- E. Jerabek Field Batting Cage – Little League. Proposal to install a batting cage at the northwest corner of Jerabek Field. **Motion to approve (Sorensen/Ellis) Passed 15-0-0.**

VI. Committee Reports

- A. SR LMD-MAD (M. Sorensen) – Update. Water restrictions continue at area fields.
- B. MCAS Miramar (J. Lyons) – The June meeting (May aircraft ops) had the following data:

2014 – total ops 4514 with 21 complaints city wide; 2015 – total ops 6453, 18 complaints city wide

Did not get info on SR complaints

The new Joint Strike Fighter (JSF) will be stationed at Miramar around 2023. They will continue hangar expansion and single runway operation to repair/improve the other.

The July meeting (June aircraft ops data)

2014 – total ops 6358 with 43 complaints city wide, with one from SR

2015 – total ops 5878 with 16 complaints city wide with none from SR

The Marine Provost Marshall has a new approach to trespassing in east Miramar. Now instead of giving federal ticket (a few hundred dollar fine), they will arrest (put in cuffs) and keep in custody for a few hours and confiscate the bicycle/ATV

- C. Ad Hoc Committee on Fire Safety (S. Wetzel-Smith): Fire Safe Council is sponsoring a Fire Expo at Marshall Middle School on Saturday, Sept. 26 to be attended by elected representatives and fire officials. Scripps Ranch residents are highly encouraged to attend this event to stay up to date on critical emergency preparedness and safety issues associated with potential wildfire conditions.
- D. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz) NTR
- E. Ad Hoc Committee on Carroll Canyon Center (W. Wulfeck) NTR
- F. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel). Meeting with City and Library Staff on June 9: general interest in improving parking. Meeting with Gary Pence, Senior Transportation Engineer, City of San Diego, July 30 (Ilko/Wulfeck) indicated no real traffic issues with additional entrance/exits to the Library along Scripps Lake Dr.

VII. Adjourn until Next Regular Meeting – Sept 3, 2015.