

# Miramar Ranch North Planning Committee (MRNPC) Meeting Minutes

Tuesday, January 5, 2016

Scripps Ranch Civic Association Community Center

<http://www.scrippsranch.org/committees/advisory-committees/mrnpc.html>

**Meeting called to order** at 7:02 pm w/ quorum of 10 seated members.

**Members present (8 present; 12 seated)** Lorayne Burley (Chair), Michelle Abella-Shon (Vice-Chair), Tom Meissner, Lou Segreti, Russell Shon, George Pecoraro, Bill Crooks, Jan Kane, Tom Ward, Michelle Defilippi

**Guests:** Wally Wulfeck (Chair, SMRPG), Alex Vivona (City Council D5), Rob Knudsen (ASM Meinschein) Sandy Wetzel-Smith (Vice Chair, SMRPG), Tony Kempton (City Planner), Jim Melville (SRCA), Midori Wong (SDUSD), Lee Dulgeroff (SDUSD), Janay Kruger (Monarch Developer Representative), Robert Raber (MRN Resident), Emily Dresslar (MRN resident) – see attached sign in sheet for additional attending residents.

**Introductions:** Committee members introduced themselves.

**Public Comment (non-agenda items):** John Horst, candidate for Congress in the CA 52<sup>nd</sup> District shared that he is retiring as Chair of the Mira Mesa Community Planning Group in January 2016. Information flyer distributed and attached. Website: [www.johnhorst4congress.com](http://www.johnhorst4congress.com).

**Modifications to the agenda:** None

**Agenda approved as presented by vote: Approved 10-0-0 (Meissner, Segreti)**

## COMMUNICATIONS:

- 1. City Council District 5:** *Alex Vivona* reported. Residents should note any storm drain damage to CMK office. CMK encourages all to support the City Infrastructure ballot measure in Nov 2016.
- 2. State:** *Robert Knudsen* reported. Recent updates to the legislative packages; looking for high school students to intern in the office.
- 3. City of SD Planning Department:** *Tony Kempton* present and will report during action item.
- 4. Federal/County/Caltrans:** No Report.
- 5. Scripps Miramar Ranch Planning Group (SMRPG):** *Wally Wulfeck* reported. Regular SMRPG meeting on Thursday, January 7th. CMK will be attending to address the meeting. The SMRPG will be address the school district proposal also; Oakmond Senior living near SR Library; election in March; The Glen senior living community is pending City Council approval – pending date 1/26/16.
- 6. Scripps Ranch Civic Association (SRCA):** *Jim Melville* reported. Jim is the district 15 representative for the SRCA. The Scripps Mesa Conference Center/Innovations Academy is in this district. SRCA member drive has started.

## PRESENTATION/DISCUSSION/ACTION ITEMS:

- 1. SDUSD Joint Occupancy Development at Scripps Mesa Conference Center:** Midori Wong, SDUSD Director of Special Projects, and Janay Kruger, Developer Representative for the Monarch Group presented on the joint occupancy proposal located at the south east corner of Spring Canyon Road and Scripps Poway Parkway. Answers to questions, received at the December 8<sup>th</sup> SRCA meeting, were distributed. It was shared that the Development Services Director, Bob Vacchi, has determined that the Planned Commercial Development Permit for the site was never utilized and the project can proceed with a ministerial permit. No discretionary permit will be required provided the project complies with all development regulations. Questions continued to be asked by Scripps Ranch residents regarding the proposal. The SR opposition group presented

many concerns including – school safe zone issues, questions about the monetary gain for SDUSD, conflicts with the Miramar Ranch North Community Plan, issues with Innovation Academy relocation, and lack of achieving the Vision 2020 goals. A letter read by Ms. Joan Gass, a retired SDUSD teacher, read letter with her concerns about the joint occupancy proposal – letter is attached. Additional resident comments from noted are attached.

***A motion was made by Crooks with a second by Meissner to oppose the joint occupancy proposal between the SDUSD and the Monarch Development Group.***

***Motion passed by vote of 10-0-0.***

***A motion was made by Shon with a second by Ward to amendment that motion for a 60-day postponement of the SDUSD board voting on the joint occupancy proposal. Motion failed by vote of 3-7-0. (For: Shon, Wright, Burley; Against: Kane, Meissner, Pecoraro, AbellaShon, Crooks, Segreti, Defilippi; Abstention: None).***

The proposal requires final SDUSD Board of Education approval.

Action scheduled for the January 26<sup>th</sup> board agenda.

**Adjourned** at 8:30pm.

Next regular meeting is scheduled for Tuesday, February 2, 2015

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1-5-2016

CALL TO ORDER: 7:02

MRNPC Seated Members – January 2016 MEETING ENDS:

- 1. Michelle Abella-Shon ✓
- 2. Lorayne Burley ✓
- 3. Bill Crooks ✓
- 4. Michelle Defilippi ✓
- 5. Jan Kane ✓
- 6. Tom Meissner ✓
- 7. Chuck Mitchell ABSENT
- 8. Lou Segreti ✓
- 9. Russell Shon ✓
- 10. Pat Wright ABSENT
- 11. George Pecoraro ✓
- 12. Tom Ward ✓

Open Seats TOTAL 12  
 13. ABSENT 2  
 14. PRESENT 10

New candidates for membership:

- 1. Jesse Adams (attended: 08/15 & \_\_\_\_\_)
- 2. Robert Raber (attended: 12/15 & \_\_\_\_\_)
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

Candidates for membership need documented attendance at two meetings of the MRNPC's last 12 months prior to election in March or appointment until March.

Seated members = 12

Quorum = 7 (12/2=6 – for majority, more than half = 7)

Majority of seated members = 7

2/3 majority = 8 (12\*(2/3 or .666)) = 8

MODIFICATION IS TO  
 ABENJOA ON ACCEPT:  
 MOTION: TOM M.  
 2ND : LOU S.  
 YES: 10; NO: Ø

AMENDMENT FOR  
 60 DAY POSTPONEMENT  
 OF SOJVO BOARD JOTTING  
 ON JT OCCUPANY PRO-  
 POSAL:  
 FOR = 3 / LORAYNE TOM  
 W. + RUSSELL  
 OPPOSE = 7

OPPOSE THE JT  
 OCCUPANY PROPOSAL  
 BETWEEN SOJVO  
 AND MONARCH

MOTION: BILL C.  
 2ND : TOM M.

FOR = 10  
 OPPOSE = Ø

# Miramar Ranch North Planning Committee

## Voluntary Sign In Sheet

Date: Jan 5th, 2016

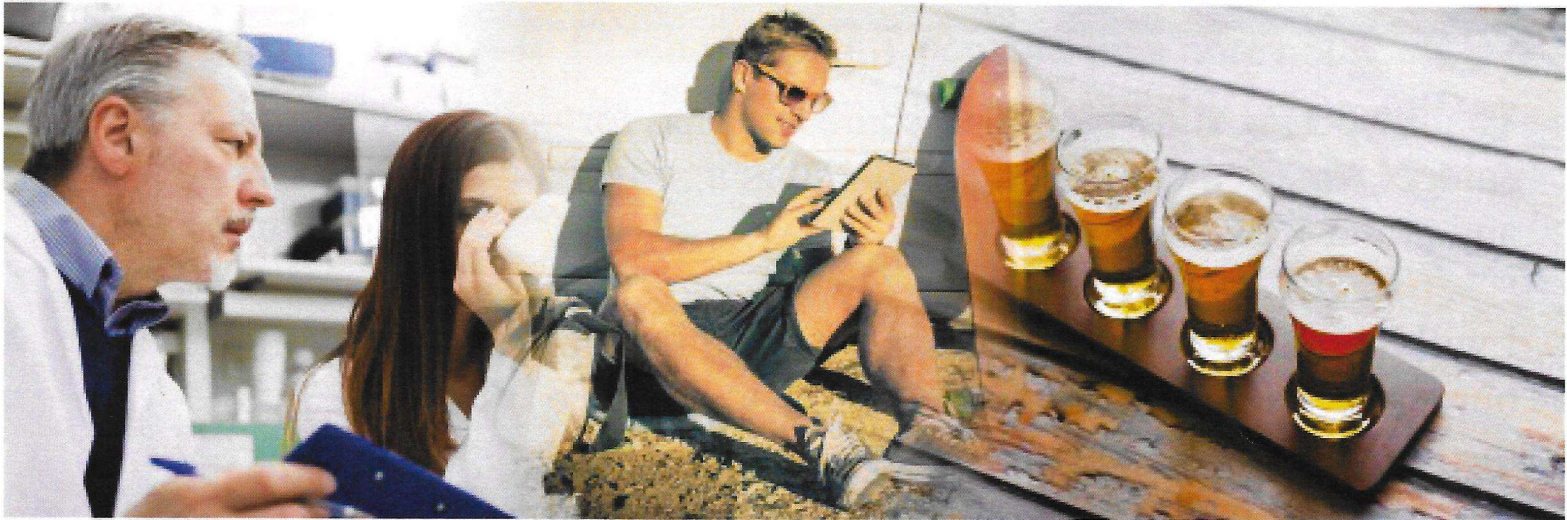
Name	Affiliation	Email address
Patricia Ahern	Resident	
Jean Gass	Resident	
JEAN FEINSTEIN	RESIDENT	<del>@jeanfein</del>
Reni Kops	RESIDENT	
Lou Sacchi	Resident Member	On File
GEORGE PECORARO	" "	ON FILE
John Horst	Min Max Planning Group	johnh.horst@gmail.com
Sandy Weber-Snell	SRRG	sandyws@yaboo.com
NICHOLE ABELLA-STON	VICE CHAIR	ON FILE
Bill Crooks	Member	on file
Russell STON	RES MEMBER	ON FILE
Shay Schweinfurter	Resident	ensimayevan@gmail.com
Wendy Gallagher	Resident	cute.wendy@gmail.com

25-30 residents in attendance



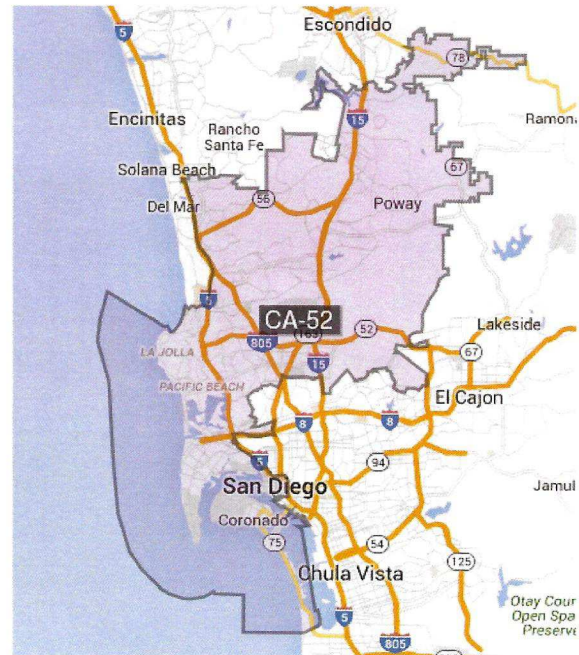
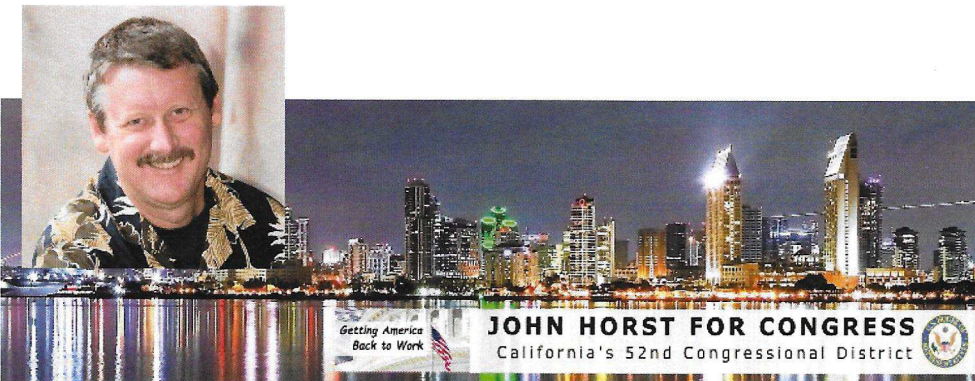


# Join John's Campaign to Restore the Innovation Economy



PRIMARY ELECTION - JUNE 7, 2016

## California's 52<sup>nd</sup> Congressional District



[www.johnhorst4congress.com](http://www.johnhorst4congress.com)



01/05/2016

Hello. I am Joan Gass, Scripps Ranch resident since 1973, education representative for the original Scripps Ranch community plan, member and chairman of the San Diego Unified School District Facilities Planning Committee in the 1980s, and retired faculty member at Scripps Ranch High School. I have been concerned about the educational needs of Scripps Ranch students for more than 40 years and would like to speak with you about my concerns regarding the Spring Canyon site.

School sites are acquired and paid for by San Diego taxpayers and through Mello Roos funds in order to meet the educational needs of the community. They are not acquired to provide income for the school district. Since the passage of Prop. 13 in the 1970s, local school districts have lost direct control of funding and have become desperate to find sources to fund education. Alas, that has meant that districts have established facilities divisions to seek out possible pieces of real estate that might generate income. This is bad planning and can lead to devastating results. Both as a volunteer and as an employee, I have watched as the district has made or attempted to make bad decisions regarding facilities and land. But, do not despair: action on the part of citizens has resulted in some very important victories for the students of San Diego.

Let me note quickly at least two examples where the district proposals to generate income from property have failed. In the 1980s, the district decided to attempt to negotiate a long term lease of the Dana Jr. High property in Point Loma so that a developer could build a large condo project. The SDUSD Facility Utilization Committee opposed this plan. A San Diego Grand Jury met and criticized the district's efforts. I am happy to say that no condos were build on the site and that, instead, it has continued to be used as classrooms and offices to serve the needs of students.

Second, from the inception of planning for Scripps Ranch High School, the district envisioned that part of the property could belong-term leased to businesses. Scripps Ranch Blvd was laid out to divide the property, and approximately \$300,000 was spent in creating glossy brochures and other advertising material in an attempt to lease a part of the property. Just as today, the Facilities Planning Manager argued that there was no need for the school district to set aside the entire property for a school site. She cited new numbers that appeared to show a projected decrease in high school enrollment. And, just as today, residents opposed the district with clear arguments as to the necessity to keep school property for school use. The school district retracted its position, and Scripps Ranch High School is using the vast majority of the entire parcel for educational needs such as a building for engineering classes and to house permanent classrooms for all English and history classes.

Today, similar actions can yield similar results on the Spring Canyon site. Hear me clearly: SDUSD cannot state with certainty that there could not be an educational use for this property over the lifetime of the proposed lease. Here's a possible use of the property: SDUSD, in its study entitled Caught in the Middle, argued for small middle schools to serve the social,

emotional, and educational needs of middle school students. The Spring Canyon site could be configured to reduce the enrollment in Marshall Middle School. Also, SDUSD is offering more and more charter school choices in an effort to both meet the needs of its students and to retain students whose needs are not met in traditional class settings. The Spring Canyon site already houses a charter school, thus answering the academic needs of several hundred district students.

On a positive note, SDUSD has found creative and imaginative responses to the proper educational use of school property by implementing shared use of sites by charter and traditional schools. But note well, shared use does not mean allocating less than 2% of a parcel for educational use. It means assessing all present and possible future educational needs for school district property. It means being a visionary educational leader, rather than becoming a property management agency. Good stewards of assets manage the assets; they do not give them away to the only bidder; they do not look to simple and questionable financial solutions while overlooking the myriad possibilities to provide a 21<sup>st</sup> century quality education for the students they were elected to represent; they do not call for a communitywide brainstorming session just to ignore valuable suggestions made by the community; they do not take Mello Roos fees and general fund tax dollars to favor the interests of a developer over the needs of children.

My 40 years of efforts on behalf of San Diego school children leads me to believe that people of good will, whether they be San Diego citizens or the San Diego Unified School District School Board and its employees can work together for an outcome that our children deserve.

Thank you.

~~Jan 5~~  
January 5, 2015

Jan Kane

Sean → MMPG → Jan 21 stepping down  
Running for Congress

3 Rep. Can Against Scott Peters  
www.SeanHorstforCongress.com

modifications

Tom → Lou

Alex → 1) Storm Drains

2) H<sub>2</sub>O

Rob from Brian Ma. → Back yesterday  
Student Internship

Tony Kempton → save for Action item

Wally → 1) Kearsney will be there

2) Monarch

3) traffic

4) Oakmont Senior living

March - 2 seats - 10 total seats open

SRCA → Jim <sup>Dist 15 → Innovations</sup> - membership drive



# Info / Action item

Madori

Lee

Tony

Dis

Jan 26

E

4100 Normal St.

Ln

5pm

Emily

1) MRI → \$10, million

2) sell it? Not interested

3) 125,000 from Monarch - Not yet

4) Monarch pay property tax? NO?

John

Ministerial → process 1

Michael Keilty

Anyone in SR want this?

Monarch 1<sup>st</sup> AND only

online petition

82 page report → LaSafy  
Tony Atkins's wife

## Monarch

- responsibility ~~for~~ to people  
Benefit to community

## Innovations Board Member

- 1)
- 2) sustainable gardens
- 3) Facilitate IA move (special needs)

Emily →

- 1) weapon, alcohol & tobacco free

→ Steam w/ Qualcomm  
Cost ?



opposition

Joan Bass → get her notes

George McCall

1,050 Marshall

Med Impact → traffic

Sha

Zyrola daughter

- 1) No community input
- 2) only builder Monarch
- 3) STEAM → Inn already building one

Farrah

- 4) Traffic nightmare
- 5) ~~Low~~ Low number of students in apts.
- 6) focus should be student!
- 7) \$
- 8) grossly going to stop this project

Advisory committee about excess property  
 RFP evaluation committee  
 Not excess real estate

★ central property → not excess must be available for students ★

Board of IA. → ① \$ to general fund  
 ② 370 students & growing  
 ③ ~~center~~ need to get to  
 3 out of 5 board members  
 Decision makers

Bill → To Tony Kersey, School board  
 EBS became IA.

Not a school should look at as any  
 other development

Michelle D. → Lee will report at ~~S.B.~~ <sup>S.B.</sup> Meeting 26<sup>th</sup>  
~~Staff~~

Russell → Kersey - ON RADAR? Yes  
 Ministerial so no review ~~is~~

Low → No excess property  
student growth

★ Bill, Tom oppose the project 10-0

100 Day 'Lorayne Russell

3-7 NO

↑ Lorayne, Russell, Tom W.



1/5/16 MRNPC Meeting

Q+A to School Dist.

- Jan 26 4100 Normal St  
School Board vote.

- NPV of \$10M on ground lease
- Would need an appraisal; but not interested in selling
- No \$125K payment yet - milestone not yet achieved
- Does not believe Moriah will pay property taxes
- 
- Online petition noted w/ thousands of signatures

Opposition

1) Presentation.

2) George Bacal - Resident - reads comments from his neighborhood in ~~opposition~~ opp. to project.

3) Third presenter - thousands of people don't know about this; disappointed that only one bid suggests to her that "something is fishy" replacing innovations w/ STEM lab is not worth it; and the project will create a traffic report; will not produce the only 30-40 students represented, will likely be more; rent is too high; underestimating the tsunami of opposition