

Scripps Miramar Ranch Planning Group

DRAFT MEETING MINUTES for Thursday, February 4, 2016, 7:00pm
Scripps Ranch Community Library - Community Room
10301 Scripps Lake Drive, San Diego, CA 92131

I. Call to Order: 7:00pm

Non-Agenda Public Comment: Resident inquiry into re-bar in the canyons near his home and the tripping hazard. Issue will be placed on the agenda for the next meeting in March 2016.

II. Roll Call: Gwen Bandt, Jenn Blake, Julie Ellis, Stuart Gross, Scott Hilberg, Bob Ilko, Emma Lefkowitz, Marty Lorenzo, Jenny Marshall, Marvin Miles, Don Ringel, Tamar Silverstein, Marc Sorensen, Sandy Wetzels-Smith, Wally Wulfbeck, Gary Harrison, Bob Petering, Paul Vaughan, Absent: Mary Oling-Sisay, Stan Williams,

III. Approval of Minutes, Motion/2nd: Lorenzo/Ilko PASS Approval of the Agenda: Approved

IV. Announcements

A. Councilmember Mark Kersey (Alex Vivona)

Rebuild San Diego feedback needed from community especially concerning storm drains.

B. Supervisor Dave Roberts (Evan Bollinger) Not present

C. Assembly-member Brian Maischein – 77th District (Rob Knudsen) Not present

D. Congressman Scott Peters (Robert) Invitation to an open house by UTC mall 17Feb2016, attend financial literacy workshops, assistance with problems with IRS

E. Miramar Ranch North Planning Committee (Lorayne Burley)

1. School board voted to authorize staff to: continue negotiations with Monarch Scripps Mesa, begin an environmental review process and develop agreements necessary to implement the proposed project at the Scripps Mesa Conference Center site. The vote passed 3-1.

2. Verizon Wireless permit request

3. Traffic issues addressed and speed limit increase to raise limit from 45mph to 50mph between Spring Canyon and Poway road, eastbound and westbound on Scripps Poway Parkway, in order to be radar enforceable. The speed limit issue will be placed on the MRNPC March Agenda.

4. There are 4 openings on the planning group for the March 2016 elections

V. Information Presentation: MCAS Miramar – Enforcement (J. Lias)

A. Miramar Trespassing: 57 citations issued, 52 bicycles, 3 motorcycles impounded over the MLK weekend

B. Process: there is not a good map to show the boundaries to protect trespassers from pistol range, rifle range, training areas ground and air, live ordinances. A fire break road goes right through the middle of the shooting range and can easily take out (eliminate) a trespasser. Each time a trespasser is observed, it cost \$10,000 to shut down the range and remove the trespasser on federal property. Penalty could be 6 months in prison or a \$500 fine.

C. Requesting community members to help identify where signs need to be posted to keep out trespassers. Work with mountain biker associations to get the word out and remind residents of the dangers of trespassing in East Miramar. Questions arose about the actual boundaries and clear, visible signage with signs that can't be easily taken down.

VI. Action Items:

A. Oakmont Senior Living Community Plan Amendment Initiation

Proposal is to change the zoning of lot 12 from IP2-1 heavier industrial park usage which allows patient services to IP-3-1 which does allow some multi-family residential use. The Planning Commission is the authority on this proposal. Initiation of the community plan amendment is needed just to study the feasibility of the proposal. The city wants to promote the availability of industrial lands.

B. Issues for City Staff to study/address: Does prime industrial allow residential? Are there other parts of the community better suited for this project? Lot 12 is an oddball sized lot and is separate from the other lots, how close would the buildings be to the nearest prime industrial property? CPIOZ Community Plan Implementation Overlay Zone could be placed on the property which would prevent any future owners of the property from creating multifamily housing units. But, the issue becomes murky should the CPIOZ be lifted and allow affordable housing units on the property, if it is rezoned to IP-3-1 Prime

Industrial. To what extent would a sensitive receptor impact the businesses of the rest of the business park? The General Plan as of 2015 states new schools, daycare centers should not be in industrial parks, how does this proposal impact the newly revised General Plan? Oakmont Senior Living Community Plan Amendment Initiation

Motion: Denial of Initiation of CPA.

If Denial: 'it contradicts the goal of our community plan: to ENCOURAGE THE DEVELOPMENT OF A PRESTIGIOUS INDUSTRIAL PARK WHICH MINIMIZES POLLUTION AND PROVIDES DESIRABLE EMPLOYMENT OPPORTUNITIES.

Also it contradicts the Objectives to:

Encourage the development of industries which would provide desirable employment opportunities within Scripps Miramar Ranch. Protect areas designated for industrial use from encroachment by incompatible land uses. The proposal contradicts the goal of the General Plan to protect Prime Industrial property. City should consider the analysis of encroachment on Prime Industrial property, impact as a sensitive receptor on prospective uses of the technology park,

Criteria for Revision of Community Plan:

1. Request must be consistent with General Plan and Community Plan
2. Provide additional public benefit to the community as to the existing plans, a critical care facility vs a residential facility.
3. we recommend denial to initiating a Community Plan Amendment to Planning Commission, but if the PC approves the amendment then SRPG have the following criteria to apply in the analysis. Include economic analysis in increment, describe impact of sensitive receptor, Creation of the CPIOZ to implement only the residential care and no other uses to the property, can CPIOZ be pre-empted by the affordable housing update.
4. Does change from IP-2 to IP-3 change the industrial overlay?

Motion/2nd: Ellis/Lorenzo 16-2-0 **PASS**

VII. Information Reports, Presentations & Discussion

A. Introduction of Candidates for Election to Membership.

J.Kane from Stonebridge, John Lyons and Gordon Boerner would like to be re-nominated. Ron Kelley introduced himself for election. More candidates may show up in March 2016 to be elected. Current members Dr. Oling-Sisay, Stan Williams have indicated they will not run for re-election. Tamar and Julie Ellis are termed-out.

B. Chairperson's Report (W. Wulfeck): Housing Density Bonus State and Federal Laws changing (some areas have a 50% density bonus increase). Bonus is only good if adequate public transportation is available. At CPC: Urban Forest initiative – comments related to failure to maintain the trees we have. We expressed support for the initiative, but asked that more emphasis be placed on maintenance. Housing Density bonus: New Federal / State rules for density bonuses.

VIII. Committee Reports

- A. SR LMD-MAD (M. Sorensen) –** Due to last week's storm, we lost more trees in Scripps Ranch with trees falling from the strong winds and rain.
- B. MCAS Miramar (J. Lyons) –** December meeting discuss very serious security problems with trespassers and removal of signs. Reviewed noise complaints from 2014 versus 2015.
- C. Ad Hoc Committee on Fire Safety (S. Wetzels-Smith)** Meeting hosted by Councilman Kersey, Fire Safe Council will host a fundraiser soon, more information to come.
- D. Ad Hoc Committee on Chabad Educational Complex (Ilko/Wulfeck)**
Complaints of construction noise prior to 7am were addressed, no problems identified with the rains encroachment of the wetlands.
- E. Ad Hoc Committee on Carroll Canyon Center (W. Wulfeck)** Nothing new to report.
- F. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel)** Continue to meet with the city concerning the parking lot expansion. A. Abeyta to come out next month to give us a PFFP update.

IX. Adjourn 9:03pm: Motion/2nd: Miles/Sorensen until Next Regular Meeting – March 3, 2016.