



Scripps Ranch Planning Group

Scripps Ranch Civic Association Community Center
11885 Cypress Canyon Road, San Diego, CA 92131

MEETING MINUTES for Thursday October 2, 2025, 7:00pm

I. 7:00pm: Regular Meeting –

1. Call to Order,
 - i. 7:00 pm, 17 / 25 members present, quorum met.
2. Introductions,
 - i. We actually made introductions,
 - ii. Two Scouts Merit Badge in attendance,
3. Member Roll Call.
 - i. Jill Arnold, Gordon Boener, Bill Crooks, Julie Ellis, Dennis Engler, Stu Gross, Reg Kobzi, Doug Kurtz, Victoria LaBruzzo, Shauna Lindsay, John Lyons, Marian Marum, Bob Petering, Alex Petrovic, Kelli Richard, Sandy Wetzels-Smith, Wally Wulfeck.

II. Approval of:

1. September meeting minutes,
 - i. Motion Wally, Doug second 14,0,3
Modifications to the Agenda. Emergency Items. Items to be Continued, Postponed, or Withdrawn.
Approval of the Agenda.
 - ii. Motion Wally Alex second 17,0,0

III. Non-Agenda Public Comment (2 min each)

1. none

IV. 7:10pm: Announcements:

- A. MCAS Miramar Update (Kristin Camper) NP
- B. Mayor Todd Gloria (Lucero Maganda) NP
- C. Planning Department (Matthew Nasrallah) NP
- D. San Diego City Councilmember Marni von Wilpert District 5 (Alicia Gregory)
 1. Light council agenda, water / sewer rates tabled till next meeting, 25 Oct 1130 Compr Roasters in RB meeting with Councilmember. Budget survey sent out to members. Neighborhood watch meeting.
 2. Question on parking fees, no new information
 3. When are new trash bins being rolled - out Oct thru June
 4. Dev services dept locked out via zip codes, cannot search for building permits. Chair will bring up at next CPC, Alex will send information to Chair.
 5. Gov't shut down impact to City?
- E. San Diego City Councilmember Kent Lee District 6 (Isabella Kalivas)
 1. Light, events; Mira Mesa Street fair, 1130 – 1300 on New Salem Street,
 2. Oct 25 Uni City E-waste 0900 – 1200, details to Chair,
- F. San Diego County Supervisor Joel Anderson District 2 (Natalia da Silva) NP
- G. California Assemblymember Carl DeMaio 75th District (Payton Galvez) NP
- H. California Senator Brian Jones 40th District (Marc Schaefer) NP
- I. United States Congresswoman Sara Jacobs 51st District (Kate Needham-Cano) NP
- J. Scripps Ranch Civic Association (Bob Ilko, President/Melanie Wilson, Chair) NP

V. 7:30pm Information and Action Items (7:20)

- A. Info Item: Pure Water project update – Sarah Rossetto, Community Outreach
 1. Pure Water progress; 80% complete overall,

2. Eastgate mall in progress, BNSF tie-in in progress, Distribution Ave in progress, complete rest of area east,
 3. 7 of 8 miles complete,
 4. Process both in tunnels and open trench piping,
 5. Meanly and Hoyt pard pipeline in process,
 6. Miramar Reservoir Landscaping in progress,
 7. Reservoir access structure in progress,
 8. De-chlorination facility in progress,
 9. Paving on Miramar Road, late 2026, base on 3 phasing of piping being pressure testing,
 10. Distribution road, BNSF link s/b done in 3 or 4 months,
- B. Action: Scripps Ranch Technology Park, Lot 3, Community Plan Amendment Request to City Planning – Theodore R. L. Shaw, Partner, Atlantis Group Land Use Consultants**
1. Mike Arduino, Steven Bossi,
 2. Murphy Development company developer,
 3. Redesignate to residential, general plan amendment from prime industrial Zone: IP-2-1,
 4. Asking for SRPG to vote to initiate study for a General Plan Amendment,
 5. Multifamily homes initiation, Multi Family, versus Single family, 29 units per acre, 4-acre parcel,
 6. And are in coordination with Shea,
 7. Wall will be culturally designated,
 8. Not a required action, we are very thankful came to the SRPG,
 9. If we vote to approve initiation, we will provide the request items that were provided to Shea,
 10. Add pedestrian bridge at Scripps Ranch Blvd. terminus at school with creek between them,
 11. Member noted that Prime Industrial, a big deal, to be converted to residential, is a big deal, market not able to find prime industrial at this time,
 12. First step in process, this not an approval of the project, rather it is to study a zoning change and a general plan amendment.
 13. Motion to approve the recommendation for an initiation. Wally, Marian Marum second,
 - i. 16 Yay - Jill Arnold, Gwen Bandt, Godon Boener, Bill Crooks, Julie Ellis, Dennis Engler, Stu Gross, Reg Kobzi, Doug Kurtz, Victoria La Bruzzo, Shauna Lindsay, Marian Marum, Bob Petering, Alex Petrovic, Keli Richard, Sandy Wetzel-Smith, Wally Wulfeck,
 - ii. 1 Nay - John Lyons,
 - iii. 0 Abstain.
- C. Action: Renzulli Draft EIR Comments Submission – Ad hoc Subcommittee results – LaBruzzo**
1. Subcommittee submitted feedback report to EIR;
 - i. S/C did not believe that site can fit 100 homes, EIR states, original 45 homes best use of property, recommend 45 homes with 12 affordable homes, added smaller lots proposed, for 100 homes, 3 feet side yard, total 6 feet between homes, noted that the homes to be built similar to surrounding homes, which it is not, did not indicate why need deviation of extra five feet in height, also zoned high fire zone, therefore not allowing 5 foot non-combustible material.
 - ii. Reduce house architectural design options from 6 to 3, several not consistent with surrounding homes. Bulk and Massing Scale – visually detracting from surrounding communities.
 - iii. Motion John Lyons, Wally Wulfeck second; To approve any additional comments received by Chair may include, and to approve the comments by the subcommittee and submit to the city.
 - i. Yay – 17 Jill Arnold, Gwen Bandt, Godon Boener, Bill Crooks, Julie Ellis, Dennis Engler, Stu Gross, Reg Kobzi, Doug Kurtz, Victoria La Bruzzo, Shauna Lindsay, John Lyons, Marian Marum, Bob Petering, Alex Petrovic, Keli Richard, Sandy Wetzel-Smith, Wally Wulfeck.
 - ii. Nay – 0
 - iii. Abstain - 0
- D. Action: SRPG Correspondence to Councilmembers for the Renzulli Property Recommendation Request to Require the “Development Under Existing Zoning Alternative”. – LaBruzzo**

1. Will increase at rate of 136% over vehicle miles traveled with no mitigation. Nearest bus stop over 2 miles away, outside community plan and should be reverted to the original 45 homes. At time of planning 100 homes, seemed consistent but is no longer viewed as consistent.
2. Motion Wally Wulfeck, Second Alex Petrovic; To authorize the chair to communicate with council 5,6 councilmembers regarding community preference the environmentally superior option as noted in the EIR for the Renzulli Property.
 - i. Yay – 17 Jill Arnold, Gwen Bandt, Godon Boener, Bill Crooks, Julie Ellis, Dennis Engler, Stu Gross, Reg Kobzi, Doug Kurtz, Victoria La Bruzzo, Shauna Lindsay, John Lyons, Marian Marum, Bob Petering, Alex Petrovic, Keli Richard, Sandy Wetzel-Smith, Wally Wulfeck.
 - ii. Nay – 0
 - iii. Abstain - 0

VI. 8:45pm Reports:

- A. MCAS Miramar Report (John Lyons)
 1. No meeting Blue Angles, Air Show
- B. Miramar Ranch North Subcommittee (Doug Kurtz)
 1. MAD improvements a several pocket parks, MAD budget 4 Oct 2025,
- C. Rancho Encantada Subcommittee (Kelli Richard)
 1. Lighting proposal, two options, still very expensive,
- D. Scripps Miramar Ranch Subcommittee (Reg Kobzi)
 1. MAD budget committee saying not as bad off as have been earlier discussed, need a follow up meeting to see what is up,
 2. 25 Oct UCSD tour for the Old Camp Elliot area
- E. Ad Hoc Committee for Shea Homes Development (Victoria LaBruzzo)
 1. Next meeting 29 Oct, revisit the elevations of the homes,
- F. Ad Hoc Committee on Public Facilities Finance (Alex Petrovic)
 1. Upcoming meeting 22 Oct at 1000, to discuss, developer funds, city took, and looking to see if any funds available,
- G. Ad Hoc Committee on AB 3074 (Kelli Richard)
 1. none
- H. Ad Hoc Committee on Renzulli Project Draft EIR Review (Victoria LaBruzzo)
 1. No more to add
- I. SRPG Chair's Report (Victoria LaBruzzo)
 1. CPC, 25 regular chairs, hybrid meeting available,

VII. 9:00pm: Adjourn for Next Regular Meeting: – Thursday, November 6, 2025, SRCA Community Center

1. **8:56**

CPC Alternates – Bill Crooks & Wally Wulfeck, Meeting Set Up & Newsletter Coordinator – Kelli Richard, Roster & Election Committee Chair – Wally Wulfeck

Agenda times are approximate. Items may be heard before, on, or after listed times. If you would like to receive agendas via email, send your request to sdplanninggroups@sandiego.gov and indicate your specific community planning group or click the **subscribe now** button found at: <https://www.sandiego.gov/planning/community-plans/planning-group-resources> and choose Scripps Miramar Ranch: Public Notices & CPG Agendas. To request an agenda in alternative format or a sign language or oral interpreter, please submit a request through the Planning Department's webpage: www.sandiego.gov/planning/translation or email Planning@sandiego.gov at least three (3) working days prior to the meeting to insure availability. Solicite servicios de traducción: www.sandiego.gov/planning/translation. If you have questions concerning the SRPG please express them at the meeting or contact the SRPG Chair, Victoria LaBruzzo at srpgchair@scrippsrancho.org or City of San Diego Community Planner Matthew Nasrallah at MNasrallah@sandiego.gov Or Marlon Pangilinan at MPangilinan@sandiego.gov