

# MIRAMAR RANCH NORTH PLANNING COMMITTEE

## MEETING MINUTES

Tuesday, February 5, 2013  
Scripps Ranch Information Center

**Meeting Called to Order at 7:04 p.m., Quorum Established 7:07 p.m.**

**Members Present: (9 total)** Dustin Steiner (Chair), Michelle Abella-Shon (Vice Chair), Chris Todd (Secretary), Lorayne Burley, Fred Dudek, Michelle Defelippi, Ralph Merg, Chuck Mitchell, Russell Shon.

**Guests:** Hugo Carmona (on behalf of Congressman Scott Peters), Councilmember Mark Kersey, Janay Kruger, Karen Ruggles, Justin Schlaefli, Andy Stevenson, Colton Sudberry. In addition, approximately 60 community members were in attendance.

**Introductions:** Committee members introduced themselves.

**Public Comment (Non-Agenda items):** None.

**Modifications to the Agenda:** None.

### Communications:

**1. City Council District 5:** District 5 Councilmember Mark Kersey reported concerning his recent swearing-in as District 5 Councilmember following the 2012 election. MRNPC gave a warm welcome to Councilmember Kersey, and commended him for maintaining Tiffany Vinson as the Scripps-area community liaison. Councilmember Kersey then addressed the three main priorities for his administration: 1.) Infrastructure improvements; 2.) Economic Development; and 3.) Public Safety improvements. The Councilmember is chair of the City Council's Infrastructure Committee and will be soliciting community feedback to prioritize infrastructure needs as the committee develops a 5-year plan. He also highlighted the City's desire to partner with local businesses, and to make more police and diligent fire safety top priorities.

**2. City of San Diego Planning Department:** None.

**3. CalTrans:** None.

**4. State/Federal:** State: None. Federal: Hugo Carmona, our area's liaison from California District 52 House Representative Scott Peters' office (newly set up at 4350 Executive Drive, Suite 105, 92121, 858.405.5550) was present and reported Rep. Peters' sponsorship of the "no budget, no pay" bill, which is likely to pass soon. Mr. Carmona reminded the committee that he is available to facilitate future needs and interests.

**5. Scripps Ranch Planning Group & Scripps Ranch Civic Association:** None. SRCA President Bob Ilko sent his regrets for not being able to attend the important town forum on the Watermark project.

**6. Community Planning Committee (CPC):** None.

### Presentations / Discussion / Action Items: (P / D / A):

**1. Miramar Ranch North Maintenance Assessment District (MAD) Report.** Report attached.

**2. Watermark Development / MedImpact Town Hall Meeting.** Colton Sudberry, Janay Kruger, Karen Ruggles, Justin Schlaefli and Andy Stevenson were in attendance on behalf of Sudberry Properties, and facilitated a town hall forum concerning the planned retail development adjacent to the MedImpact building at the southeast corner of the I-15/Scripps Poway Parkway exit. Sudberry Properties provided a written submission generally outlining the project and Sudberry's efforts to engage the community in planning (see attachment). In summary, Sudberry will require a zoning change and various use permits

to facilitate a new development concept for the site. Rather than the originally planned, seven office buildings, totaling 685,000 square feet, Sudberry is now proposing a mixed-use (non-residential) town square environment with an outdoor 1+ acre gathering space, a gourmet market, upscale restaurants, upscale movie theatre, other retail outlets, office suites, business hotel, stylish architecture, an upgraded bicycle path, and traffic mitigation plans. An earlier request to amend the Community Plan to allow this development received support, so long as there would be no significant traffic impacts. The Environmental Impact Report (EIR) for the development was apparently finalized and released for review late in the day February 5, 2013. The EIR and other informational materials will be made available for review by MRNPC members and any other interested members of the public. The floor was opened for questions, answers, and discussion. With dozens of community members weighing in, the discussion lasted approximately two hours.

### **Discussion Topics**

***\*Will there be bus service? If so, what routes?*** Because of the generally suburban nature of the surrounding community, there are no special plans for bus service. It is possible there could be a far right bus stop at the Scripps Poway Parkway/Scripps Highland intersection. Future routes and frequency of bus service are at the discretion of MTS, and Sudberry will accommodate them as needed.

***\*What improvements will be made to the bike lanes on Scripps Poway Parkway and running parallel to I-15?*** Sudberry is evaluating in-pavement flashers for the North-South bike lane parallel to I-15 crossing Scripps Poway Parkway to provide greater visibility to the existing crossing in that very busy area. For Eastbound Scripps Poway Parkway, the frontage will be widened with construction of retaining wall, with the increased frontage, Sudberry will build a 10'-12'-wide multi-modal path behind a 6' planted traffic break.

***\*What improvements, if any, will be made to the N-S bike lane right of way adjacent to I-15, south of Scripps Poway Parkway?*** Recent CalTrans mitigation has left a dark area near the Erma Road residences at the South end of this path. With increased public interest at the development, some community members hope Sudberry will take measures to mitigate vandalism, trash, graffiti, loitering, and darkness in this corridor, particularly with a large parking structure proposed adjacent to the corridor. While Sudberry will staff the project with 24-hour security, thereby creating a greater overall security presence than currently exists, nonetheless Sudberry has no jurisdiction over the corridor, and has not specific plans to mitigate at this time. However, since Sudberry will be in the immediate vicinity with heavy equipment, residents are hopeful that the bikeway corridor can be made more aesthetically pleasing, less of an eyesore, and less of an attractive nuisance to vandals or the homeless.

***\*What data exists to make a case for more hotel rooms and more office space?*** MedImpact is still planning to need and to use more office space than is available to them in the one already developed office building. Executive office suites are also planned for the Watermark. Smaller office use demand is lower than normal now. Hotel room demand along the I-15 corridor is lower than normal now. If the demand for a Hyatt Place-style hotel does not exist at the time of construction, there is a possibility that none will be built. Sudberry cautioned that the actual footprint for the planned development will likely change once there are solid commitments from tenants in place. Substantial conformance review will not occur until those tenants and the actual uses are known.

**\*What is the target for retail use?** Approximately 350,000 square feet is planned for retail use. Whereas Carlsbad's Forum shopping center has 55 tenants, Watermark is projected to have anywhere from 50 to 80.

**\*What type of gourmet market is envisioned?** The market would be smaller than the existing Vons on Scripps Poway Parkway, and would not be a Vons/Ralphs/Albertsons-type market. A resident commented that the proposed market should be totally different from any that currently exist in the general vicinity. The market would have its own parking immediately adjacent to the front. Carts and transfer of groceries would be done close by. This parking would be restricted to market users. Other retail would be served by adjoining parking structures.

**\*What are the plans for parking?** Parking is presently planned to be over-built in contrast with the expected average daily trips. A "right-in, right-out" access point will be available between the I-15 off ramps and Scripps Highland, in the portion of Scripps Poway Parkway designated for widening. The "right-in, right-out" will lead directly down a long, no-parking through road to a six-story parking garage. Valet parking is likely to be available near the entrance to the parking garage, but the majority of users will self-park. The long through road is designed to mitigate, if not completely prevent, traffic backups on Scripps Poway Parkway. Additional parking space is expected in both the hotel garage, and in the unused MedImpact parking, particularly on nights and weekends. There will be no street parking allowed within the property. Community members are concerned that the Scripps Highland development, uphill about 400 yards and 175 feet up from the proposed development, will wind up having to absorb overflow parking. Sudberry believes this is highly unlikely.

**\*What is the plan for the movie theater and other retail/restaurants?** There are no specific tenant commitments at this point. The movie theater is projected to be Cinopolis-like, at about half the square footage of the Edwards Cinemas on Mira Mesa Boulevard and I-15. In addition, it will have only approximately 1/3 of the seats which Edwards has, and have a higher level of food and bar service. Accordingly, the idea is to provide a more upscale movie viewing experience with smaller audience size and smaller crowds overall. Under the movie theater, there may be a smaller "Lucky Strike" style bowling alley. Hopes for retail tenants include businesses like Apple, Anthropologie and lululemon. Restaurants will include locally owned and chain, with hopes for the chain-style to be on the order of PF Changs or Cheesecake Factory. There will not necessarily be a mandated closing time for the businesses. In particular, the theater would be expected to be open past midnight, and it is conceivable the restaurants would stay open longer as well.

**\*What is the plan for traffic mitigation?** Overall, projected traffic is three times what would have been anticipated if the original office buildings had been developed. However, AM peak traffic volume is anticipated to be exactly the same. Whereas PM peak volume and weekend volume is going to be greater (leading to the overall increase), Sudberry is committing "a couple million dollars" to mitigation. First, Scripps Poway Parkway will be widened. Existing trees which can be salvaged will be replanted. Those which can't be salvaged will be replaced with like kind and quality. Widening will allow additional lanes. "Right-in, right-out" from Scripps Poway Parkway, along with the long through road, should help prevent backups out to Scripps Poway Parkway. Two left turn lanes out of Watermark to Scripps Highland will help prevent backups in the Watermark project itself. Three left turn lanes from Northbound

Scripps Highland to Westbound Scripps Poway Parkway are designed to give easier access to North or South I-15. To leave Watermark and get back on the freeway, the motorist will have to exit from Scripps Highland. There is no U-turn allowable at the intersection of Eastbound Scripps Poway Parkway and Scripps Highland. Sudberry has committed to helping improve the interchange for all directions of entrance and exit to I-15 from Scripps Poway Parkway. Timing adjustments to the on-ramp signals will continue to be made.

Scripps Highland residents are concerned that many Watermark visitors and MedImpact employees will use up- and-over-the-hill as the route to Scripps Ranch Boulevard down to Mira Mesa Boulevard, rather than use the Scripps Highland lanes to Scripps Poway Parkway. These residents are also concerned that their neighborhood will be adversely affected by potential spread of crime from loiterers in the Watermark spreading up and out towards their homes. Alternate views are presented that "mall criminals" will commit their crimes in the mall, not in the neighboring properties. Concern also exists that traffic going up-and-over will be too fast for safety. Residents may want to encourage Sudberry to include V-calms or humps in the vicinity to discourage fast drivers.

There is also concern that Westbound Scripps Poway Parkway will get backed up doubly by, on the one hand, cars heading to I-15, and on the other hand, cars heading to Watermark, where they will have to turn left into the project at Scripps Highland. As this area already sees significant back-up from the freeway entrance traffic alone, there is a concern it will become even worse. Sudberry hopes that improved striping in the underpass, along with signal light improvements, will allow a smoother flow onto and off of the freeway. Sudberry is committing to do the traffic mitigation improvements first, even before the project has been completed, and therefore even before there is any increase in traffic. One resident expressed concern over whether CalTrans had studied the effect of a right turn driveway into the Watermark project with only a 600 foot distance from the I-15 off-ramp to the driveway.

***\*What would the expected volume of project users have been if the seven office buildings were built?*** The rule of thumb for Class "A" office space has always been about 4 bodies per 1,000 square feet. However, with recent, more open office arrangements, densities in current times have been even greater than that. Regardless, assuming 4 employees per 1,000 square feet, the planned 685,000 square foot office buildings would have produced approximately 2,740 additional users of the property.

***\*Will the project obtain LEED certification, reflecting environmentally sensitive construction practices?*** Sudberry does not like the LEED concept because you have to pay extra to get the certificate. However, Sudberry is very concerned about sustainability. Since Cal Green is now part of the Title 24 Code, it will certainly be made part of the Watermark construction process.

***\*Will the project cause an increase in pedestrian traffic in Scripps Highlands, as has occurred since completion of MedImpact?*** One resident notes, "We have experienced more traffic since the opening of the MedImpact building. We also have employees walking around our neighborhood, smoking, and wandering up Trailcrest and into the housing areas during their breaks. While Watermark may seem like a wonderful opportunity to create jobs, in my opinion, it is an opening for more traffic and people to start roaming our neighborhood. We are also part of the neighborhood watch and thefts are more rampant in recent months, especially since the holidays. I wholeheartedly oppose this project on the basis of what I am

reading in the newsletter. While there may be space for these facilities, our house is on the edge of these areas which will have to accept the overflow of traffic going in and out of our neighborhood. With a movie theater and bowling alley, the traffic is not just at "rush hour" but throughout the evening and night as well."

3. **Approval of December 2012 Minutes.** Motion by Michelle Defelippi, Second by Chuck Mitchell to approve the minutes without modification. **Motion carried 8-0-1.**

**Committee Reports:**

1. **Chair's Report:** None.
2. **MAD/LMD:** See written report.
3. **New Projects & Transportation:** None.
4. **Spring Canyon Road:** None.
5. **Facilities & Financing:** None.
6. **Schools:** None.
7. **YMCA, Open Space, Parks & Recreation:** None.

**Other Business:**

None.

**Adjournment:** at 9:31 p.m.



THE CITY OF SAN DIEGO  
PARK AND RECREATION DEPARTMENT  
OPEN SPACE DIVISION  
MIRAMAR RANCH NORTH MAINTENANCE ASSESSMENT DISTRICT  
FEBRUARY 2013 STAFF REPORT

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### Ornamental Landscaping

- The myoporum (ground cover) has been trimmed throughout the district and the clippings were replanted in bare areas at an estimated cost savings of \$2,000.00.
- Two extremely large eucalyptus trees were injected with an insecticide at no cost to the district by the Arbor Jet Company. According to Park and Recreation Arborist Mike Marika, the trees are being attacked by the Long Horned Borer Beetle. The insecticide injections should help to remove the beetle and stabilize the trees health. Staff will monitor the trees over the next several months to see if the injections have any impacts. The district has lost four large eucalyptus trees over the past several months, likely due to beetle infestations. The link below provides information regarding the Long Horned Borer Beetle.  
[http://www.everythingabout.net/articles/biology/animals/arthropods/insects/beetles/longhorned\\_beetle/](http://www.everythingabout.net/articles/biology/animals/arthropods/insects/beetles/longhorned_beetle/)
- Please let Jaime know if you have suggestions on ways to improve maintenance activities within the district.

### Tree Trimming

- Three intent to award letters were issued in October of 2012 for the new Citywide tree service solicitation that was placed out to bid in July of 2012. Three vendors were notified of pending award; the vendors' names will be released once the bid protest period has concluded. Award will follow in March 2013 after City Council reviews and approves the contracts due to their expected size. The trimming of trees in the rights-of-way's will begin as soon as City Council approves the contracts and purchasing approves the Purchase Order. The Pine Trees will not be trimmed until late November once the weather begins to cool down. Trimming the trees in late winter or during summer may stress the Pines and can make them susceptible to disease.

### Mini-Parks

- The infant swings were replaced at Cypress Valley Tot-Lot.

### Open Space

- The Open Space has not had any significant issues to report.

### Landscape Contract

- Blue Skies continues to provide services within budget.

Respectfully submitted,

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The Watermark

Dear Community Members,

We are delighted to present our plans for The Watermark, a proposed mixed-use development located at the southeast corner of I-15 and Scripps Poway Parkway. We believe that it is a great improvement over what was previously planned for the site.

The property, which is located across the street from the Marriott Residence Inn and Spring Hills Suites, was entitled for seven office buildings, totaling 658,000 square feet. These entitlements did not include any on-site amenities or require any public improvements to the surrounding streets.

The site had been planned for the future expansion of MedImpact, a company that occupies the adjacent property. However, it was determined that MedImpact did not require the entire property. In an effort to be a good neighbor, the company partnered with Sudberry Properties and encouraged us to work with the community to develop a comprehensive plan that both accommodates the future growth of MedImpact and serves the needs of the surrounding community.

Since 2006, we have attended approximately 25 various community group meetings, seeking input on what local residents would like on the site. We met with the Miramar Ranch North Community Group four times before even drafting a proposal.

In response to community concerns and desires, we have designed an upscale mixed-use (non-residential) town square environment with an outdoor, 1-acre+ gathering space, a gourmet market, upscale restaurants, business hotel, stylish architecture, and an upgraded bicycle path. Based on the specific direction of the Community Group, we have ruled out any residential housing on the site.

To ease traffic, we've dedicated an additional lane to Scripps Poway Parkway along our property frontage, as well as various other traffic improvements. We have also agreed to cap the amount of total traffic generated at the site and have prepared strict design guidelines for future development.

The plan also addresses the local community's concerns regarding project lighting, construction workers' parking, landscaping, and on-going security, among others

We appreciate the generous participation and feedback of all the Community Group members and local residents. This is certainly a team effort. We are now proud to present our plans for your review.

Colton Sudberry  
President, Sudberry Properties



Since 2006, Sudberry Properties has been working with the Miramar Scripps Ranch Planning Group to refine The Watermark development plan to meet the needs of the surrounding community.

For reference, past meetings and other important dates are archived below.

**Upcoming Meetings & Workshops:**

Public Workshop  
Tuesday, February 7, 2012  
7pm  
Scripps Ranch Community Center  
11885 Cypress Canyon Road  
San Diego, CA 92131

**Past Meetings, Workshops and Milestones**

December 4, 2012  
Miramar Scripps Ranch Planning Group

April 3, 2012  
Miramar Scripps Ranch Planning Group

February 7, 2012  
Miramar Scripps Ranch Planning Group

April 5, 2011  
Miramar Scripps Ranch Planning Group

March 30, 2011  
Scripps Library Scoping Meeting

January 4, 2011  
Miramar Scripps Ranch Planning Group

August 3, 2010  
Miramar Scripps Ranch Planning Group

July 27, 2010  
HOA Meeting at MedImpact Bldg

January 13, 2010  
Workshop at Scripps Library

January 5, 2010  
Miramar Scripps Ranch Planning Group

December 1, 2009  
Miramar Scripps Ranch Planning Group

October 6, 2009  
Miramar Scripps Ranch Planning Group

September 1, 2009  
Miramar Scripps Ranch Planning Group

May 27, 2009  
Miramar Scripps Ranch Planning Group  
Presentation and Q&A session

March 3, 2009  
Miramar Scripps Ranch Planning Group

September 15, 2008  
Ground breaking for MedImpact Bldg. 1

June 3, 2008  
Miramar Scripps Ranch Planning Group

November 27, 2007  
Workshop at the Scripps Library

September, 2007  
Miramar Scripps Ranch Planning Group

August 7, 2007  
Miramar Scripps Ranch Planning Group

May 1, 2007  
Miramar Scripps Ranch Planning Group

March 6, 2007

Miramar Scripps Ranch Planning Group

February 8, 2007

City Planning Commission: Unanimous vote to initiate plan amendment

December 5, 2006

Miramar Scripps Ranch Planning Group /Vote to recommend initiation 10-2-1

November 7, 2006

Miramar Scripps Ranch Planning Group

October 3, 2006

Miramar Scripps Ranch Planning Group

August 1, 2006

Miramar Scripps Ranch Planning Group

June 6, 2006

Miramar Scripps Ranch Planning Group

May 2, 2006

Miramar Scripps Ranch Planning Group