

# *Scripps Ranch Planning Group*

<http://www.sandiego.gov/planning/community/profiles/scrippsmiramarranch/agendas.shtml>

## DRAFT MEETING MINUTES

Thursday, October 6, 2011 at 7:00 p.m.  
Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131  
(858) 538-8158

- I. Welcome:
  - A. Call to order: 7:01
  - B. Roll Call: Tamar Silverstein, John Lowe, Paul Vaughan, Marc Sorenson, John Lyons, Mike Butcher, Bob Ilko, Gordon Boerner, Elizabeth Hansen, Jennifer Wilson (in audience with recusal from all Presentations), Bob Petering, Karen Ringel, Marvin Miles, John Gardner, Todd Phillips, Dan Buell
  - C. Absence: Mike Asaro, Michael Page, Natalia Moorhead, Julie Ellis
  - D. Modifications to Agenda: None
  
- II. Non-Agenda Public Comment:
  - A. City Contractor will be working on the Pomerado Rd Sewer Line for four nights this week from 10pm-4am
  
- III. Announcements
  - A. Councilman Carl DeMaio (Tiffany Vinson-Leal)
    - i. Fairbrook Property: a letter was sent to the SD Unified School District to inform them that the City intends to fulfill the SRPG Public Facilities Financing Plan purchase of the property originally designated as park land.
    - ii. 3 months of Signal construction at Spruce Run & Spring Canyon to start around Dec 2011.
  
  - B. Miramar Ranch North Planning Committee (Lorraine Witte-Burley)
    - i. Reviewed MRNPC Facility Financing Plan
    - ii. Voted 7:1 to endorse Canyon Lands conversion from open space to dedicated park land
    - iii. Did not take a vote on Rancho Encantada open space conversion issue
  
  - C. MCAS Miramar Update (K. Camper)  
Thanks to community for support of the annual Air Show last weekend.
  
- IV. Information Reports, Presentations & Discussion
  - A. Chairperson's Report
    - 1. Fairbrook Property Sale Update (B. Ilko)  
SDUSD scheduled to make decision on Oct11 re: bid for the site developer; Crown Pointe and Chantemar HOA will be invited to discuss the 17-home + Park proposal for this property. Buyer is Ryland Homes.
  
  - B. Alliant International University (Dr Jeffrey Cox)
    - 1. Explained the background behind the potential campus land sale transactions
    - 2. Explained desire to continue work with CLC regardless of new physical location
  
  - C. Continuing Life Communities ("CLC") Presentation (Rick Aschenbrenner)
    - 1. Retirement Community with apartments, condos and villas to accommodate Independent Living, Assisted Living and Skilled Nursing housing similar to existing CLC facilities such as Morningside (OC), LaCosta Glen (Carlsbad) and Cal Lutheran (Thousand Oaks) facilities.
    - 2. Intend to pay Institutional-Zoning FBA fees; provide local employment and volunteer opportunities, with no impact on schools and negligible traffic impact limited to 44 peak hour trip maximum.
    - 3. Will share entrance road with Chabad, supplemented by a guarded gate.
    - 4. Plans are for 2-, 3- and 4-story buildings; sharing entrance road from Pomerado with Chabad, supplemented by dedicated guarded gate entrance.

5. Explained regulation by State Health & Safety Code vs Dept of Real Estate.
6. Average age of entrants is 79-80 yrs old, with averaging duration of about 12 years; most residents will come without a car.
7. Plan is to submit a Substantial Conformance Review (“SCR”) n application SCR to the city by the end of next month. Concern was raised about the use of a the SCR process on an educational CUP from 1967 and the fact that the underlying entity, Alliant University, is seeking to divest itself of the property entirely. Questions were asked of CLC about going for a new CUP of their own. They expressed reluctance to do so and felt the outcome would be the same no matter what process they follow.
8. No perceived opposition; nothing but positive feedback thus far.
9. Acknowledged For-Profit operator; however, no perceived opposition; all feedback positive thus far.
10. Technical studies under way, geotechnical report and view simulations to be prepared.
11. CLC fully supportive of working with the relocated AIU on gerontology and other AIU specialities.

D. Kaiser Hospital Presentation (Assorted presenters)

Mary Ann Barnes – Kaiser Executive Director:

1. Shared project concept as still in due diligence phase, property not yet purchased, looking for community feedback.
2. Clarified that Zion hospital will remain, Kaiser looking for additional hospital vs a Zion replacement.
3. Advised that Kaiser has approximately 5000 members in the 92131 zip code.
4. Rapid growth and existing capacity have created need for additional hospitals in the County.
5. Presented a preliminary building rendering; with attempt to fit into the SR environment.
6. Targeted as “Specialty” hospital with doctor’s offices dominated by Cardiac Care and General Surgery.
7. No current plans for a trauma hospital, no helicopter landing pad on site.
8. Targeting to be open for business in 2018.
9. Pledged to be strong community partner.

Joe Stasney- Kaiser Architect:

1. Access Points Discussion: Miramar Way, UCSD property (second driveway off Pomerado Road) are preferred routes; if no, then Avenue of Nations or a SR Blvd extension with bridge across the Wetlands that would require Army Corp of Engineers approval).
2. Willingness to consider subsidizing a CLC loop road along northern edge of proposed Senior Housing project, tying into Chabad Way.
3. Overall campus would accommodate 1500 to 2100 employees.
4. Initial phase: 350 beds with approximately 100k sf of office space.
5. Consideration will be given to widening of Pomerado Road up to Scripps Ranch Blvd if Miramar Way and UCSD aren’t feasible.

Community and SRPG Questions Asked and Summarized Responses:

1. What are your expected daily trips compared to what is Alliant actual and MMS actual?
  - a.  $AIU\ 1,500 \times 2.5 = 3,750 + MMS\ 1,500 \times 1.4 = 2,100$  for total 5,850 average daily trips
2. How would the Kaiser project affect the Wetland Areas along Pomerado Road?
  - a. Don’t know at this time.
3. What are the safety issues associated with hospital/MMS traffic at peak times?
  - a. Don’t know at this time.
4. What safety / environmental issues exist for MMS during construction period?
  - a. Don’t know at this time but to be addressed in the EIR.
5. AIU is almost totally invisible from Pomerado. What about Kaiser?
  - a. Will try to work with the topography to minimize visual impacts.
6. How would you describe your relationship with community groups adjacent to Kaiser Zion? What significant conflicts have you had?
7. Other than the benefits of being close to the hospital, what other benefits will the community see due to Kaiser’s presence? (ie what relationships will Kaiser have with our Civic Association, Elder Care Alliance, Fire Safe Council, etc?)
  - a. Will work with the community organizations.
8. Have you looked at how the 2003 Cedar Fire affected this site?
  - a. Aware of the impacts to the community.

9. What is the estimate of probability you'd have to evacuate in a similar fire?
  - a. Don't know at this time.
10. With the current county hospital building programs is there a demonstrated need for additional hospital beds?
  - a. Kaiser has 510,000 insurance members countywide that go to Kaiser Hospitals
11. Explain how an 8-10 story structure fits on this sloped site and fits within the community?
  - a. Kaiser talked about 4 to 6 story buildings
12. How do you expect to minimize noise: ambulances, traffic, cooling towers especially at night?
  - a. Central plant to be hidden by main building and away from public view.
13. How do you expect to site a power plant upwind of residential homes and next to a school? Need to address cancer risk.
14. How do you plan to address the land use adjacency guidelines? Lighting, noise, invasives, human activity, etc.
15. How do you expect to offset the increased demand for potable water? Project will need a water supply assessment per SB610.
  - a. Don't know at this time.
16. If Kaiser needs 60 acres in this area, why didn't you develop the property previously owned adjacent to the freeway where the Edwards Theater and Home Depot now are?
  - a. Change in demand. Kaiser has increased its insurance memberships since then.
17. Would Kaiser project consider funding the construction of a pedestrian bridge across Pomerado Road for students attending MMS?
  - a. Yes.
18. What percent of trips to the hospital will come from the East and West down Pomerado Road?
  - a. Don't know. To be included in traffic study for EIR.
19. If there is more land than currently needed, is there any guarantee against future expansion to provide primary care which will be needed as population and Kaiser membership expands?
  - a. Limited to what the city approves in the Conditional Use Permit and would have to return to community and city for any additional discretionary amendments/approvals.
20. Have you considered negotiation with USMC for an access road from Miramar Way?
  - a. Will engage the military to seek permission.
21. If Kaiser is proposing to be regional evacuation disaster facility, why wouldn't Kaiser want a site with adequate freeway/road access to the facility?
  - a. The hospital is a shelter in place facility and disaster shelter.
22. Where else is Kaiser looking to purchase property?
  - a. 2 year search. Northeast corner of I-15 and Carroll Canyon, SR Business Park and Medimpact.
23. How about the SR Business Park and Northeast corner of Carroll Canyon and I-15?
  - a. SR Business Park has height limitations and Prime Industrial Overlay Zone. Carroll Canyon is too small. Need a minimum of 20 acres.
24. What is Kaiser's approach regarding fire evacuations?
  - a. Shelter in place facility.
25. What are Kaiser's plans for both the Sol SportCenter and SR Theater?
  - a. Interested in rebuilding new facilities on hospital grounds.
26. Why AIU site versus site near a freeway away from residential neighborhoods and MMS?
  - a. Likes the ambiance of the site with the trees and open space.
27. What are typical employee shift hours?
  - a. 12 hour and 8 hour shifts.
28. Willingness to stagger employee shift changes to reduce traffic impacts?
  - a. Yes and will review if 9 am to 9 pm shift is possible.
29. Will access points and ingress/egress infrastructure be constructed first or at same time?
  - a. Don't know.
30. Parking structure(s)?
  - a. Yes, one.
31. New Conditional Use Permit (CUP)?
  - a. Yes.
32. Full Environmental Impact Report?
  - a. Yes.

33. What do you expect the new facility to cost to construct?
  - a. Approximately \$1.5 million per bed
34. What about unexploded ordinance?
  - a. Will work with US Army Corps of Engineers.

Questions or Comments can be sent to SRCA President at SRCA Website ([www.ScrippsRanch.org](http://www.ScrippsRanch.org)).

V. Action Items:

1. There were no Action Items this month beyond approval of prior meeting minutes.

VI. Approval of Minutes

- A. September 1, 2011 Minutes  
Motion/2nd: Ilko/Hansen; Approved 10-0-4

VII. Committee Reports

- A. SR LMD-MAD (M. Sorensen) – Update
  1. Slope Repair funding: City MAD awaiting clarity on FEMA subsidy request
  2. Budget Planning Cycle is starting for next fiscal year
  3. Hendrix Pond has a significant anaerobic layer at bottom of pond; the unnatural re-start of the aereator after the regional power outage resulted in 100+ fish deaths.
- B. MCAS Miramar (J. Lyons) – Update
  1. No business meeting.
- C. CPC (T. Silverstein) – Update.
  1. No update; did not attend meeting.

VIII. Adjournment 9:00pm

*\*Note time-specific items.*