

# Miramar Ranch North Planning Committee (MRNPC) Meeting Minutes

Tuesday, December 1, 2015

Scripps Ranch Civic Association Community Center

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

**Meeting called to order** at 7:00 pm w/ quorum (of 7 seated members) established at 7:03pm

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

**Guests:** Wally Wulfeck (Chair, SMRPG), Alex Vivona (City Council D5), Sandy Wetzel-Smith (Vice Chair, SMRPG), Paul Sirois (City MAD Assistant Director), Erika Ferreira (MRN MAD Manager), Mike Rasmusson (MRN GMM), Midori Wong (SDUSD), Gene Fuller (SDUSD), Janay Kruger (Monarch Developer Representative and Sudberry Properties Representative), Sarah Kurer Jager (Monarch Group), Pat Kurer (Monarch Group), Rob Stone (Monarch Group), Colton Sudberry (Sudberry Properties), Robert Raber (MRN Resident), Chandra (resident) – see attached sign in sheet for additional attending residents.

**Introductions:** Committee members introduced themselves.

**Public Comment (non-agenda items):** None

**Modifications to the agenda:** None

**Agenda approved as presented by vote: Approved 8-0-0 (Meissner, Kane)**

## COMMUNICATIONS:

1. **City Council District 5:** *Alex Vivona* reported. City Council voted to raise water rates by 16%. Infrastructure finance measure moves forward with ballot measure to increase funding.
2. **State/Federal/County/Caltrans/City of SD Planning Dept:** No Report.
3. **Scripps Miramar Ranch Planning Group (SMRPG):** *Wally Wulfeck* reported. Regular SMRPG meeting on Thursday, Dec 3<sup>rd</sup>. The committee recommended approval of the Glen senior living community. Planning Commission voted to approve. City Council vote pending on 12/15. Chabad project along Pomerado Road is starting to build; Committee will hear a report on the Carroll Canyon Mixed Use project at the 12/03 meeting.
4. **Scripps Ranch Civic Association (SRCA):** No reported.

## PRESENTATION/DISCUSSION/ACTION ITEMS:

1. **MRN MAD Budget Approval for FY 2017:** *Paul Sirois, Erika Ferreria, Mike Rasmusson* presented. The MAD Ad Hoc meeting for the budget review was at 6:00pm prior to this meeting. Paul Sirois shared that the presented FY17 budget has a staff reduction on the land crew saving money for the landscaping contract; water costs were reduced and the \$160,000 General Benefit Offset applied again this year. Mike Rasmusson shared this landscaping plans for the next year; update landscape, continue maintenance; pruning trees; mini park improvements, details included on project list attached to MAD Ad Hoc meeting minutes. Tom Meissner presented the ad hoc meeting recommendation to maintain the current assessment rates and add \$2,500 additional funds to the white fence repairs. The current assessments rates are **\$52.92** for zone 1 business areas and **\$229.92** for zone 2 residential areas. The assessment rates have been maintained at a steady range of \$50-60 for zone 1 and range of \$230-270 for zone 2 dating back to the FY 2008.

***A motion to recommend approval of the draft FY 2017 budget version #1/11-17-15 was unanimously approved (8-0-0) w/ change in fencing repair from \$2,500 to \$5,000.***

A copy of the FY 2017 budget is posted on the MRNPC webpage.

2. **SDUSD Joint Occupancy Development at Scripps Mesa Conference Center:** *Midori Wong, Gene Fuller, Rob Stone, Sarah Kurer Jager & Janay Kruger* presented the proposed joint occupancy development plans located at 10380 Spring Canyon Road. (South east corner of Spring Canyon Road and Scripps Poway Parkway)

Over 30 Scripps Ranch residents attended the meeting to voice many concerns regarding the proposed project. The project development specifics were reviewed – as outlined in the current 2015 issue of the SRCA Newsletter. The developer discussed the project plans and newly provided traffic report. The district shared STEAM classroom plans and addressed the SR school enrollment projections.

Concerns ranged from: size of project, too dense, too tall for area, “monstrosity” and “outrageous in size”; Commercial Visitor (CV) zone not equivalent to Commercial Recreation (CR) zone; no requested City staff preliminary review with the Land Development Review; additional traffic and congestion; parking impacts for Spring Canyon Park and weekend recreation parking; impact on SR Farmer’s Market; impact on Innovations Academy; emergency and fire evacuation issues with additional resident units; impact on school enrollment numbers; educational code compliance with the STEAM component; lack of public transportation or mobility plans; MRN MAD zone designation change; should not use public school money in private real estate ventures; not consistent with the Corky McMillin Scripps Ranch Villages master plan.

City staff has not made a determination at this point as to whether a ministerial permit (non discretionary) or discretionary permit will be required for this site since the project is now under Preliminary Review with the Land Development Review staff. The proposed development project still requires final SDUSD school board approval. The action item is expected to be placed on the school board agenda by the end of January 2016.

**The committee is dark in January 2016 but can hold a meeting if needed.**

3. **Watermark/MedImpact Rezone (Project #443731) & Project Update–** *Colton Sudberry & Janay Kruger* presented. The MedImpact Property and Watermark Commercial and Retail Property are the land development sites, at the southeast corner of Scripps Poway Parkway/Mercy Road and I-15. **On the rezone:** City staff requested review of a revised zoning overlay to rezone .95 acres of the MedImpact property from Industrial Prime (IP-2-1) to Commercial Retail (CR-2-1) and rezone .95 acres of the Watermark property from CR-2-1 to IP-2-1. This resulted in swapping the zones of .95 acres between the two properties with no net change. MedImpact requested the rezone to move driveway access for the pending building 2, move building 2 over to the east, and remove an accessory building 4 from the plans. The revised zoning overlay is posted online for review. **A motion was made by Kane with a second by Crooks to recommend approval of the Watermark/MedImpact project application, #443731, new zoning overlay as presented with the October 1, 2013 agreement letter to remain unchanged. Motion passed by vote of 8-0-0.** **On the Watermark Project Update:** The Whole Foods Market is still a confirmed anchor tenant for the project. It will be located at the site of the Christmas tree lot. Sudberry Properties is actively seeking additional tenants for the project.

4. **Monthly Meetings for 2016:** Continued to the Feb 2016 agenda.

#### **CONSENT AGENDA:**

1. **November 3, 2015 minutes:** Continued to the Feb 2016 agenda.

#### **COMMITTEE REPORTS:**

1. **Chair Report:** Posted online.
2. **Community Planners Committee (CPC) Report:** No report.
3. **MRN MAD:** GMM report posted online, agenda item above.

4. **Public Facilities Financing Plan (PFFP):** No report.
5. **YMCA, Open Space, Parks & Recreation:** No reports.
6. **Round Table:** No comments.
7. **Other Business:** None.

**Adjourned** at 8:49pm.

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

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MTG TO ORDER: 7:00 PM 12-1-2015  
 QUORUM 7:03 PM

MRNPC Seated Members – December 2015 STOP: 8:49 PM

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

TOTAL 12

- Open Seats
- 13. PRESENT 8
  - 14. ABSENT 4

MAN MAD BUDGET  
 MOTION: JAN K.  
 SECONDO: TOM M.  
 YES 8  
 NO 0 } UNANIMOUS

WATERMARK/MCO IMPACT  
 MOTION: JAN K.  
 SECONDO: BILL C.  
 YES 8  
 NO 0 } UNANIMOUS

Pending new candidate members:

- 1. Jesse Adams (attended: 8/15)

~~2. Ellen Caprio~~

Candidates for membership need documented attendance at two meetings of the MRNPC's last 12 meetings 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

APPROVE AGENDA  
 YES = 8 UNANIMOUS  
 MOTION: TOM M.  
 SECONDO: JAN K.

MIRAMAR RANCH NORTH PLANNING COMMITTEE (MRNPC)

Voluntary Sign In

Date: December 1st, 2015

Name	Affiliation	Email Address
Lorayne Burley	MRNPC	onfile
Nalle Whitefish	SRPC	"
Sarah Witzl Smith	SRPC	"
Robert Raber	Resident	r.r.raber@yahoo.com
RUSSELL SAU	MRNPC	onfile
Lou Seguel	MRNPC	onfile
CHANDRA	RESIDENT	
RAJ	RESIDENT	
MAGESH	Resident	
SRINIVAS SAMAVEDAM	Resident	VASU2K@GMAIL.COM
Emily BUNG	RESIDENT	ebung1@san.rr.com
Shay Schweinfurter	Resident	shaymandrake@gmail.com
Veronica Kops	Resident	
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