

MIRAMAR RANCH NORTH PLANNING COMMITTEE
MRNPC MEETING MINUTES
Tuesday, February 5, 2019

Scripps Ranch Civic Association Community Center
<http://scrippsranch.org/committees/advisory-committees/mrnpc>

Meeting Called to Order at 7:04 P.M.

Members Present: Michelle Abella-Shon (Chair), Lorayne Burley (Vice Chair), Beata Piehl (Secretary/Treasurer), Resident Members present: Bill Crooks, Jan Kane, Russell Shon, Brenda Ruhl, Amy Grady, Claude Braunstein, and Tom Meissner.

Guests (On File): guests signed in and note of contact information was gathered by the Chair for potential new MRNPC members.

Introductions: Board members & guests introduced themselves.

Public Comment (Non-Agenda items): inquiry was made about the topic that is going to be discussed under action item; neighborhood watch crime reports are being updated.

Modifications to the Agenda: none

COMMUNICATIONS:

1. **City Councilmember District 5:** Quinton Grounds reported that Scripps Poway Parkway resurfacing project has been pushed back by the City of San Diego until after April 2019 as part of a group job contract. The councilmember's office is working with the city to expedite this project for the community. The forgotten by the city portion of the Scripps Ranch Blvd. – from Erma Rd. to Affinity Rd. - is included in that group. The manhole issue was brought up again, and Quinton was asked to follow up on it.
2. **Federal/State/County/Caltrans/City of SD:** no representatives were present
3. **Scripps Ranch Planning Group (SRPG):** Wally Wulfeck provided an update on the next SPRG meeting in February, with the Phair Company presentation and the transit priority parking initiative, KB Homes project, as well as the upcoming SPRG elections
4. **Scripps Ranch Civic Association (SRCA):** Wally Wulfeck reported on the changes in the editor of the Scripps Ranch Newsletter.

PRESENTATIONS/DISCUSSIONS/INFO/ACTION ITEMS:

1. **Update on the 40-acre Renzulli Estates** – Austin Dias made a presentation for the developer – The Phair Company. MRNPC members inquired about the road that is currently in the city community plan, a significant environmental mitigation that would be required for the property, as well as the proposed park fund in place of a new community park. Wally Wulfeck explained that the two acres of the park land are presently allocated on the property but placed on a slope. The Phair Company proposed a connecting fire lane in place of a through road that would address the MRNPC's prior concerns related to street speed mitigation. Austin noted that there was an HOA planned for this new community. Additional comments included an inquiry about the size of the homes as compared to the planned number of bedrooms and affordable housing component, which was not present in the plan. The MRNPC Chair recommended that developer requests a preliminary review of the project with city planners and asked for volunteers for the joint subcommittee with

SPRG. The following MRNPC members volunteered and were appointed to the joint committee: Jan Kane, Bill Crook, and Brenda Ruhl.

2. **Update on the Sudberry's Watermark Project** – Colton Sudberry gave an update on the development project, including presentation of the site plan. It was noted that the second building on the property will be occupied in approximately 90 days. The site plan featured a hotel, office spaces, retail shops, food pavilions, restaurants, a water feature, a four-story parking structure, as well as green areas. The developer expects to start the final phase of construction around May 1st, with a 20- month completion time frame. A previously raised community benefit of bike path extension was discussed, as CALTRANS did not approve the new bike path connection to the existing path along the freeway. It was recommended that Michelle contacts the CALTRANS regional director regarding this issue.
3. **SDUSD Mixed-Use Development Report (EIR)** – Lorayne Burley commented that there was no information provided to community since last meeting.
4. **MAD Update (Maintenance Assessment District)** – Bill Crooks reported on Mike Rasmussen's written report and the ad hoc committee's meeting. Activities highlighted in the report included planting myoporum and milk weed, moving shrubs around, as well as the issue of a shoe donation drum that was dumped on the community center parking lot. Noted, there were two additional issues dealt with by MAD: a complaint from a resident about three MAD-area trees encroaching on private property and holiday decorations that were put up by residents in the Cypress Canyon park and which had to be taken down by MAD workers.

CONSENT AGENDA:

November 6, 2018 Meeting Minutes were approved by the Chair.

COMMITTEE REPORTS:

1. **Chair's Report:** Michelle has forwarded emails to the MRNPC members in lieu of Chair Report, and the monthly chair report is on file.
2. **Community Planners Committee (CPC):** Wally Wulfeck reported on the transit priority parking areas proposal that relates to the areas within ½ mile of a confluence of major bus routes. This proposal would allow the City of San Diego to approve development projects without public and/or street parking to increase housing density. In our area of the city, this proposal would apply to the Miramar and Sabre Springs transit stations. The CPC voted to recommend neither for or against the proposal. Instead, CPC requested that the City of San Diego approves a five-year pilot program to see if this proposal would reduce the number of automobile use. Due to time constraints before the next City Council meeting, the MRNPC has opted not to take an official position on the issue.
3. **Public Transportation in Scripps Ranch:** Michelle forwarded the MRNPC members the response letter from Rodrigo Carrasco, Senior Transportation Planner for MTS. MRNPC will discuss its own response letter at the March 2019 meeting under a new agenda item.
4. **Public Facilities Financing Plan (PFFP):** Michelle was not able to follow up on the gazebo and lighting since the November meeting.
5. **YMCA, Open Space, Parks & Recreation:** no comments.
6. **Round Table:** It was noted that Mike Heyer was interested in joining MRNPC after being present at the regularly scheduled meetings twice.

Meeting adjourned at 8:44 P.M.

Next Meeting Date: March 5, 2019.