



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 8, 2012 **REPORT NO:** PC-12-028

ATTENTION: Planning Commission, Agenda of June 28, 2012

SUBJECT: Technical amendment to the Scripps Miramar Ranch Community Plan (Attachment 1) to correct a mapping error regarding Carroll Canyon Road that occurred when the community plan was amended on October 26, 1993.
PROCESS 5

**OWNER/
APPLICANT:** City of San Diego, Development Services Department, Planning Division

SUMMARY:

Issue: Should the Planning Commission recommend approval of a technical amendment to the Scripps Miramar Ranch Community Plan to correct a mapping error on the Proposed Circulation Element (Attachment 2) that occurred when the community plan was amended on October 26, 1993 by Resolution R-282903? Carroll Canyon Road between Interstate 15 (I-15) and Business Park Avenue was not a part of the amendment action and was mistakenly identified as a 4-lane Major Street on the Proposed Circulation Element Map.

Staff Recommendation –

1. Recommend City Council approval of the proposed technical amendment.

Community Planning Group Recommendation(s) – The Scripps Miramar Ranch planning group voted 13-0-1 to approve the proposed technical amendment on April 12, 2012 (Attachment 3).

Environmental Impact – This project was determined to be exempt from CEQA pursuant to 15061(b) (3) (General Rule).

Fiscal Impact – Costs are reflected in the DSD/Planning Division's work program budget.

Housing Impact – None.

BACKGROUND

An amendment to the Scripps Miramar Ranch Community Plan was adopted on October 26, 1993 to reclassify Pomerado Road from a 4-Lane Major Street to a 2-Lane Collector Street and to reclassify Scripps Poway Parkway from a 4-Lane Major Street to a 6-Lane Major Street. The Manager's Report (Attachment 4) considered by the City Council contained an error on a map depicting the proposed circulation element. The Proposed Circulation Element Map incorrectly identified Carroll Canyon Road as a 4-Lane Major Street. The mistake regarding the proposed circulation map in the amendment package was discovered during review of the accompanying Environmental Impact Report (EIR) for the amendment, which contained a Proposed Circulation Element Map (Attachment 5) correctly identifying Carroll Canyon Road as a 4-Lane Prime Street. This interpretation was independently verified by Mobility Planning staff, as there was no accompanying analysis in the EIR regarding any reclassification of Carroll Canyon Road, as required per the California Environmental Quality Act (CEQA).

DISCUSSION

Project Description:

The proposed project is a technical amendment to the Circulation Element of the Scripps Miramar Ranch Community Plan. The technical amendment would correct a previous error by changing the classification of Carroll Canyon Road between I-15 and Business Park Avenue from a 4-Lane Major Street to a 4-Lane Prime Street. No development is proposed with this project.

General/Community Plan Analysis:

The General Plan (Policy LU-D.6) (Attachment 6) recommends that a technical amendment be initiated when the City determines, through a Single Discipline Preliminary Review, that the proposed amendment is appropriate in order to correct a map or text error, and/or omission made when the plan was adopted or during subsequent amendments and or implementation. This proposed technical amendment would correct a map error that occurred when the Scripps Miramar Ranch Community Plan was amended on October 26, 1993 (R-282903). Per the General Plan, a technical amendment may be deemed initiated without the need for an initiation hearing and can proceed directly to the Planning Commission and City Council for consideration.

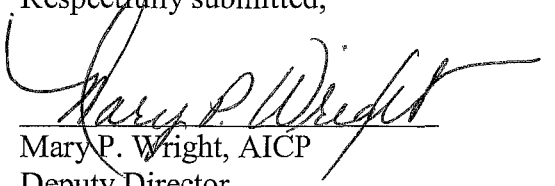
Project-Related Issues:


None associated with a technical plan amendment to correct a mapping error.

Conclusion:

The proposed project is a technical amendment to correct a map error that occurred during processing of Amendment 12 to the Circulation Element of the Scripps Miramar Ranch Community Plan. Staff recommends the Planning Commission recommend City Council approval of the technical amendment as proposed.

Respectfully submitted,

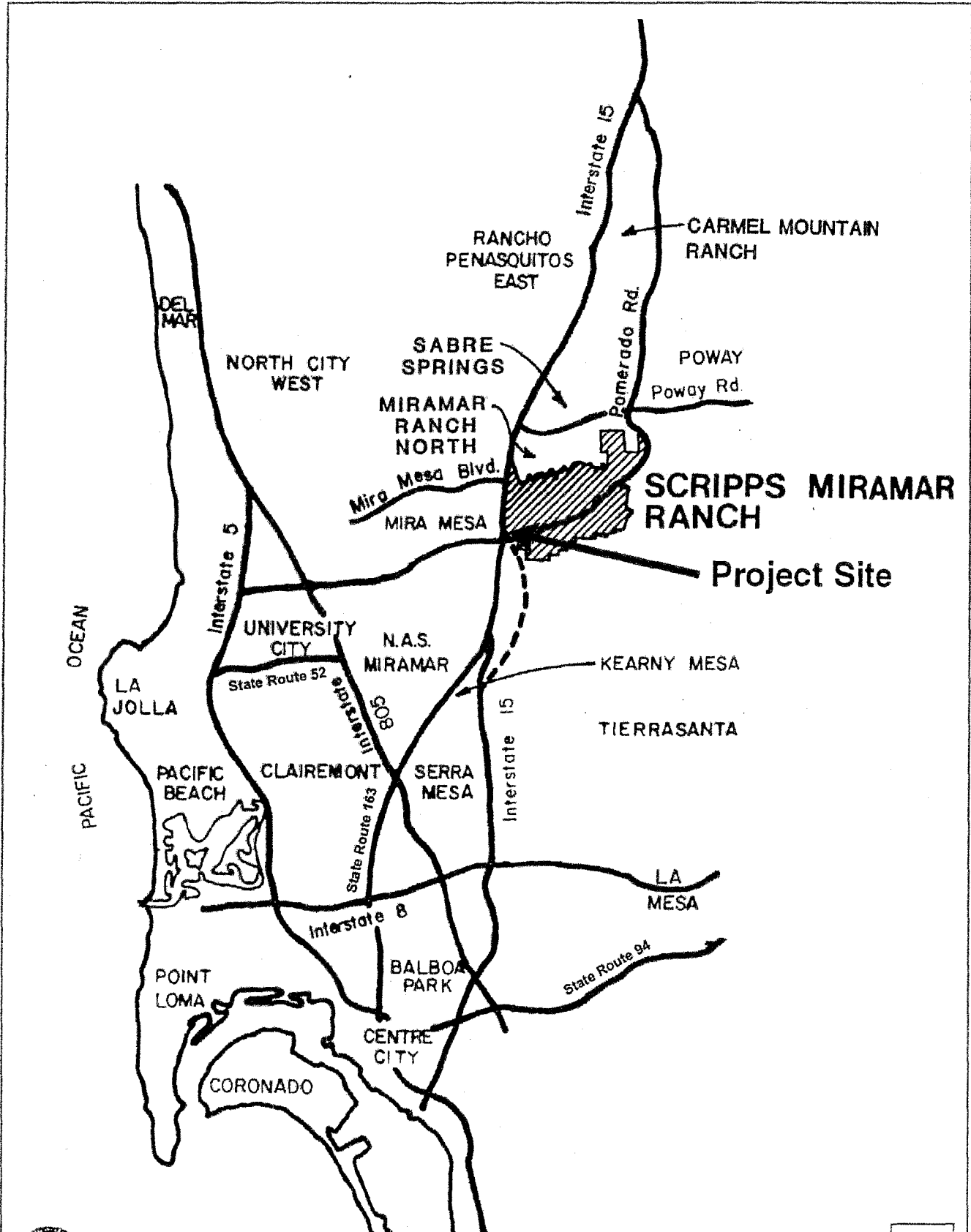

Mary P. Wright, AICP
Deputy Director
Development Services-Planning Division


Tony Kempton
Associate Planner
Development Services-Planning
Division

MW/TK

Attachments:

1. Vicinity Map
2. Map Error - Proposed Circulation Element from Manager's Report # P93-148
3. Scripps Miramar Ranch Planning Group minutes of April 12, 2012
4. Excerpted Manager's Report # P93-148
5. Map Correction - Proposed Circulation Element from EIR of 10-26-93
6. General Plan Policy LU-D.6
7. Draft Planning Commission Resolution

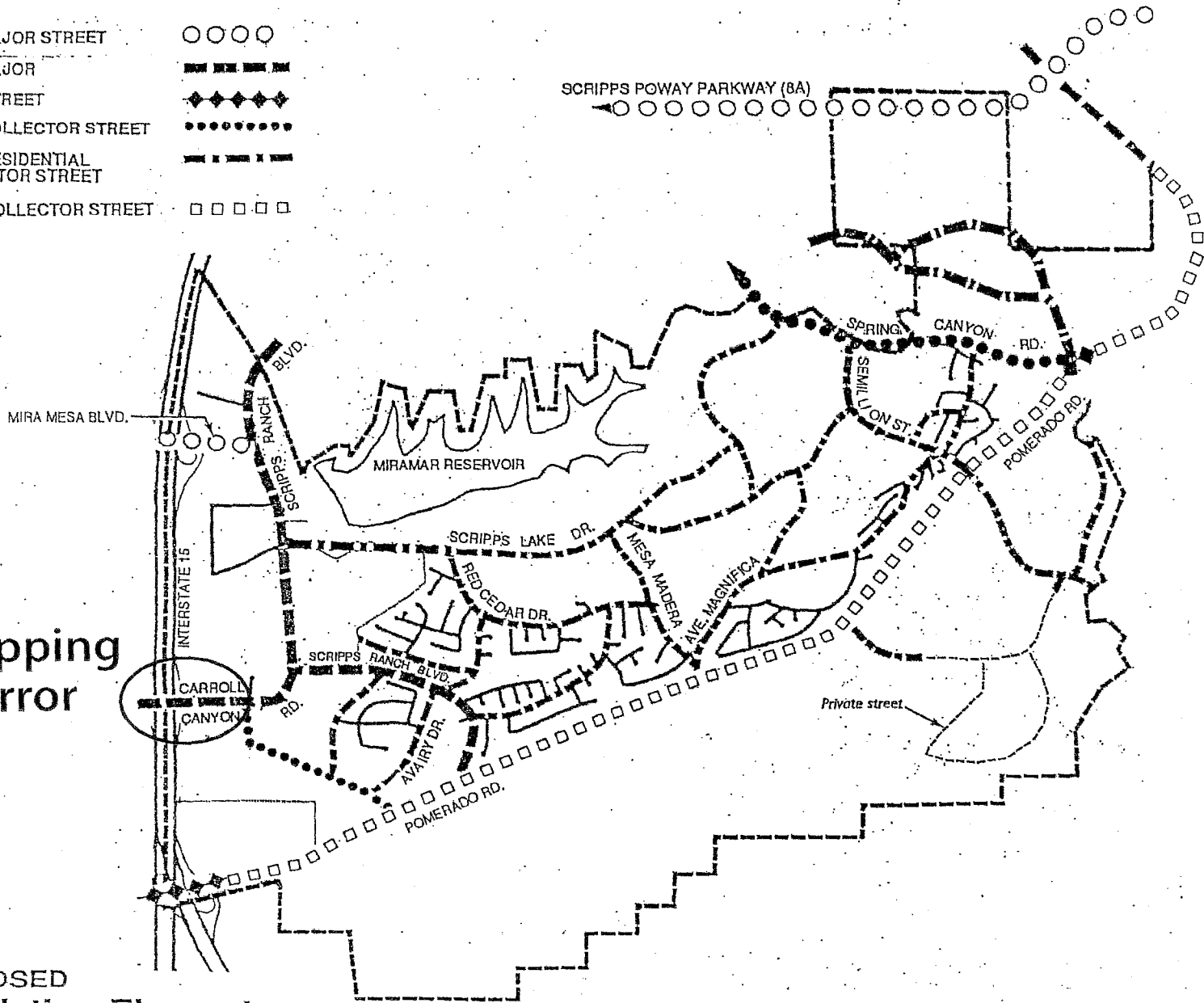


Vicinity Map

1
FIGURE

Scripps Miramar Ranch Community Plan

- 6-LANE MAJOR STREET ○○○○
- 4-LANE MAJOR ————
- 4-LANE STREET ◆◆◆◆
- 4-LANE COLLECTOR STREET ●●●●
- 2-LANE RESIDENTIAL COLLECTOR STREET - - - -
- 2-LANE COLLECTOR STREET □□□□



Mapping Error

PROPOSED Circulation Element

SCRIPPS MIRAMAR RANCH COMMUNITY PLAN



Scripps Ranch Planning Group

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

DRAFT MEETING MINUETS

Thursday, April 12, 2012 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: 7:15pm and 7:25pm resume meeting
 - Roll Call :Tamar Silverstein, Paul Vaughan, Mike Butcher, Karen Ringel, John Gardner, Todd Phillips, Dan Buell, Mike Asaro, Julie Ellis, Gordon Boerner, Elizabeth Hansen, Jennifer Wilson, John Lyons, Wally Wulfeck (elected during meeting), Scott Hilberg (elected during meeting)
 - Absent: John Lowe, Marc Sorenson, Bob Petering, Marvin Miles
 - B. Modifications to Agenda: None
- II. Non-Agenda Public Comment: None
- III. Announcements
 - A. Councilman Carl DeMaio (T. Vinson)
 - 1. April 21, 8:30am-Noon at Community Center Road Repair Rally
 - B. Assembly member Nathan Fletcher (S. Benton): Not present
 - C. Miramar Ranch North Planning Committee (D. Steiner): Not present
 - D. MCAS Miramar Update (K. Camper)
 - 1. To start citing trespassers aggressively (hikers/bikers, horseback riders, bikers) with Fed Court tickets.
 - E. CalTrans Update -Not present
- IV. Information Reports, Presentations & Discussion
 - A. Chairperson's Report (T. Philips)
 - 1. Spring Canyon/Spruce Run Signal began March; to finish mid-July 2012; not photo enforced.
 - 2. City Atty Brown Act Update: CPG agendas must be on SRPG Website and City's Website
 - 3. SRCA May 6th Community Fair Booth invitation; contact Todd if interested.
 - B. Horizon Church Site Update – Sudberry Properties (C. Sudberry/J. Kruger)
 - 1. Site located on the Northeast corner of Carroll Canyon and I-15; Retail Center redevelopment.
 - 2. Submitted plans to City this week; proposed New signalized light at property entrance.
 - 3. Proposing several retail/restaurant plaza areas.
 - 4. Majority of parking is underneath the buildings of the major retailer.
 - 5. Front Shop buildings at grade to screen one parking level; deliveries at grade level behind buildings.
 - 6. Scoping Meeting for the EIR will be scheduled in May 2012, will be back at SRPG by July 2012.
 - C. Fairbrook Property – Ryland Homes
 - 1. 17 lots in variety of shapes/sizes with 5 different floor plans; 3000-3776 sf on minn 8000sf lots.
 - 2. 3-acre neighborhood park acknowledged; Ryland to grade and irrigate slopes.
 - 3. In discussion with Chantemar HOA re: potential HOA annexation
 - 4. In discussion with Crown Point re: identified 'dogleg' area
 - 5. Proposing a 4-way stop sign at Rue Fontenay entrance nce into the area.
 - 6. Target construction start approx Nov 2012 with build-out approximately 12-15 mos.
 - D. Scripps Ranch Public Facilities Financing Plan Update (G. Boerner)
 - 1. First annual update since 2007; City catching up after limited resources extended intervals
 - 2. Boerner to Chair Ad Hoc PFFP Update Cmtee: Asaro, Ilko confirmed; contact Boerner if interested.
 - 3. Likely meet Downtown with City Finance and new on-line tools to improve efficiency

V. Action Items

- A. SRPG Openings: Appointments (T. Philips)
Motion/2nd: Silverstein/Hansen to Appoint Scott Hilberg to SRPG; 2nd meeting in attendance and resume submitted with Board Packet: **Approved 12-0-0**
- B. Audience member Wally Wulfeck expressed interested in election to SRPG; already eligible in residency and attendance, existing SRCA Board District Representative. **Motion/2nd**: Lyons/Ellis to appoint Wulfeck to Board after verbal resume presentation: **Approved 12-0-0**
- C. Council Office request re: Renaming of Lake Miramar entrance stub road as Dingeman Way (T. Vinson)
Motion/2nd: Silverstein/Boerner: Concur with CD5 recommendation for Dingeman Way lake entrance road: **Approved 8-4-2.**
- D. Bylaws Revision (consideration of increasing existing 25% maximum for 8+ year members (T. Philips)
 1. City Planning's T Kempton advised no other Planning Group has requested but several have inquired
 2. Kempton indicated it would not violate Policy 600-24 nor City liability umbrella insurance coverage
 3. Kempton indicated it would require City Atty signature, and would likely take 60-90 days
Motion/2nd: Ringel/Butcher: to increase the allowed 8+ year SRPG member maximum from 25% to 40% (up to 8 vs current 5 member maximum). **Approved 9-3-2**
- E. Carroll Canyon Road Reclassification (T. Kempton, City of SD)
 1. Mapping error found in prior City Mgr's Report of prior Pomerado Rd / Scripps Poway Prkwy Community Plan Amendment 12 EIR processing.
 2. Original Community Plan classified 4-Lane Prime, Amendment identified as a 4-lane MAJOR.
 3. City recommending a Technical Amendment to fix identified error.
 4. A 4-lane MAJOR allows 40M ADTs vs 45M ADT's + no additional Driveways for 4-lane PRIME.
Motion/2nd: Lyons/Gardner to approve Technical Amendment to Community Plan to correct the classification of Carroll Canyon Rd stretch from I-15 to Business Park Ave from 4 Lane MAJOR to 4-Lane PRIME: **Approved 13-0-1**
- F. SRPG Organization / Annual Officer Elections (T. Philips)
Motion/2nd: Lyons/Ellis to elect Todd Philips as Chair, Gordon Boerner as Vice-Chair and Tamar Silverstein as Secretary, and not fill prior Co-Vice Chair role while acknowledging that this role could be appointed at any time in future due to no by-laws restriction. **Approved 11-0-3**

VI. Approval of Minutes

- A. March 1, 2012 Minutes: Motion/2nd: Vaughn/Engel to approve minutes with revision to document Boerner as not in attendance due to arrival at conclusion of meeting. **Approved 11-0-3**

VII. Committee Reports

- A. SR LMD-MAD (M. Sorensen): Absent due to conflict with SR Recreation Council Mtg: no update
- B. MCAS Miramar (J. Lyons):
 1. Noise complaints stable with prior month
 2. Re-emphasized the MCAS campus trespassing heightened enforcement
- C. CPC (T. Silverstein) – Vote by County Supervisors to continue Community Planning Group existence in the County's direct jurisdiction land use areas.

VIII. Adjournment 9:14pm

**Note time-specific items.*



The City of San Diego

MANAGER'S REPORT

 CITY CLERK'S OFFICE
 SAN DIEGO, CA
 93 SEP 31 AM 8:07

RECEIVED

DATE ISSUED: October 19, 1993 REPORT NO. P-93-148

ATTENTION: City Council, Agenda of October 26, 1993.

 SUBJECT: AMENDMENT TO THE SCRIPPS MIRAMAR RANCH
 COMMUNITY PLAN AND THE PROGRESS GUIDE AND
 GENERAL PLAN, PROCESS 5
SUMMARY:

Issue: - Should the City Council adopt an amendment to the Scripps Miramar Ranch Community Plan which proposes to:

1. Reclassify Scripps Poway Parkway from a four-lane major street to a six-lane major street (see Attachment 1); and,
2. Reclassify Pomerado Road from a four-lane major street to a two-lane collector street (see Attachment 1)?

Manager's Recommendation: - The recommendation to the City Council is that they:

1. DO NOT CERTIFY Environmental Impact Report (EIR) No. 91-0784, and DO NOT ADOPT the findings and statement of Overriding Considerations; and
2. CERTIFY Addendum No. 92-0522 to Supplemental EIR No. 88-0767; and
3. DENY the amendment to reclassify Pomerado Road from a four-lane major street to a two-lane collector street; and
4. ADOPT the amendment to reclassify Scripps Poway Parkway from a four-lane major street to a six-lane major street; and
5. ADOPT the associated changes to the Progress Guide and General Plan.

Planning Commission Recommendation: - On August 12, 1993, the Planning Commission voted 5 to 2 to recommend adoption of the amendment to reclassify Pomerado Road as a two-lane major street, adoption of the associated changes to the Progress Guide and General Plan, and certification of EIR No. 91-0784 and adoption of the Findings and Statement of Overriding Considerations. On September 9, 1993, the Planning

Commission voted 7 to 0 to recommend adoption of the amendment to reclassify Scripps Poway Parkway and certification of Addendum No. 92-0522 to Supplemental EIR No. 88-0767.

Community Planning Group Recommendation: - The Scripps Ranch Community Planning Group supports the reclassification of Pomerado Road to a two-lane major street and Scripps Poway Parkway to a six-lane major street.

Environmental Impact: - Environmental Impact Report (DEP No. 91-0784), prepared for the reclassification of Pomerado Road, identifies significant direct and cumulative impacts to traffic and circulation and air quality associated with the reclassification of Pomerado Road to a two-lane collector street. Approval of the project would require the City Council to adopt Findings and a Statement of Overriding Considerations. An Addendum (DEP No. 92-0522) to Supplemental Environmental Impact Report (DEP No. 88-0767) prepared for the reclassification of Scripps Poway Parkway identified no new significant environmental impacts relating to the project. However, the final Supplemental EIR for the original project identified significant unmitigated impacts relating to landform alteration, visual quality, biological resources, and "unresolved" impacts to public health (overhead transmission lines) and noise. Findings and a Statement of Overriding Considerations were adopted by the City Council at the time of the approval of the original project. No additional findings are required for this project.

Fiscal Impact: - All costs associated with the processing of this Plan Amendment are being charged to the General Fund.

Code Enforcement Impact: - None anticipated with this action.

Housing Affordability Impact: - None anticipated with this action.

BACKGROUND:

The Scripps Miramar Ranch Community Plan designates Scripps Poway Parkway as a four-lane major street and Pomerado Road as a contingency four-lane major street (see Attachment 1). The two roads are designed to provide links between the City of Poway and the I-15 Freeway.

Scripps Poway Parkway is currently classified as a six-lane road for its entire length, except where it intersects the Scripps Miramar Ranch community plan area. In February 1993, the City Council approved an amendment to the Miramar Ranch North Community Plan which reclassified Scripps Poway Parkway from a four-lane major to a six-lane major street. The amendment was in response to a Memorandum of Understanding (MOU) between the City of San Diego and the City of Poway which proposed the reclassification of the road to ensure design consistency along its length. The road is currently being constructed as a six-lane road from I-15 to the City of San Diego boundary with Poway, where it exists as a six-lane facility.

In September 1989, the City Council, at the request of the Scripps Ranch Community Planning Group, adopted a resolution which directed the Planning Department to process an amendment to reclassify Pomerado Road from a four-lane major street to a two-lane collector street (see Attachment 2 - Community Plan Amendment Text).

Pomerado Road exists as a two-lane street, although it is classified as a "contingency only" four-lane major street.

The existing language in the community plan states that the road should remain two-lanes "unless or until the City Council directs the roadway be improved to a four-lane major road." In addition, the plan requires that a referendum be conducted, in Scripps Miramar Ranch, and funded by the City, prior to the City Council taking action on increasing the number of lanes for the road. An objective of the Transportation Element of the plan is the alleviation of traffic congestion, particularly for access to and from I-15. The Scripps Ranch Community Planning Group does not want Pomerado Road to be widened in the future, regardless of potential impacts, and therefore it has requested the reclassification to ensure that the road be maintained as a two-lane street.

DISCUSSION:

Reclassification of Scripps Poway Parkway - The segment of Scripps Poway Parkway which is subject to the reclassification is currently designated as a four-lane major street. The portions of the road which lie within the boundaries of the Miramar Ranch North community plan area and the City of Poway are classified and being built as a six-lane major. The reclassification of the road within the Scripps Miramar Ranch community plan area will provide design consistency as well as improving the traffic flow between the City of Poway and I-15.

The Engineering and Development Department has determined that reclassifying Scripps Poway Parkway from a four-lane major street to a six-lane major street would have no negative impact on the community circulation system. The reclassification would also not alter anticipated peak hour traffic patterns, but would improve levels of service at intersections along the entire length of the road.

Reclassification of Pomerado Road - The portion of Pomerado Road traversing the Scripps Miramar Ranch community is currently functioning as a two-lane major street, carrying heavier traffic volumes and higher traffic speeds than a two-lane collector. While the Planning Department and Engineering and Development Department do not recommend reclassifying the road to a two-lane street. If the road is reclassified, it should be reclassified to a two-lane major street rather than a two-lane collector street to more accurately reflect the existing condition.

The City of San Diego Engineering and Development Department, Transportation Planning Division has indicated that Pomerado Road is not currently capable of providing adequate levels of service (LOS) during peak traffic hours. Levels of service are rated on a scale from A to F, with A being the highest. For Pomerado Road, "adequate LOS" is defined as LOS D, because the road provides direct

access to and from an interstate freeway. Roads of this type operating at a LOS below D are associated with moderate to severe traffic congestion and delay. Many of the intersections along Pomerado Road are currently experiencing LOS E in the morning and evening peak hours.

The Scripps Ranch Community Planning Group strongly supports the reclassification. The Planning Group believes that by maintaining the current road width, in conjunction with the widening of Scripps Poway Parkway, traffic along Pomerado Road will be reduced as motorists use Scripps Poway Parkway to reach I-15 from Poway. Traffic studies indicate that some motorists will use Scripps Poway Parkway to reach I-15 rather than endure congestion on Pomerado Road. However, the remaining traffic on Pomerado Road will still exceed the capacity of a two-lane roadway. Although more vehicles would use Pomerado Road if it was widened to a four-lane major street, the additional capacity could accommodate more vehicles while reducing congestion. Therefore, the levels of service would be improved.

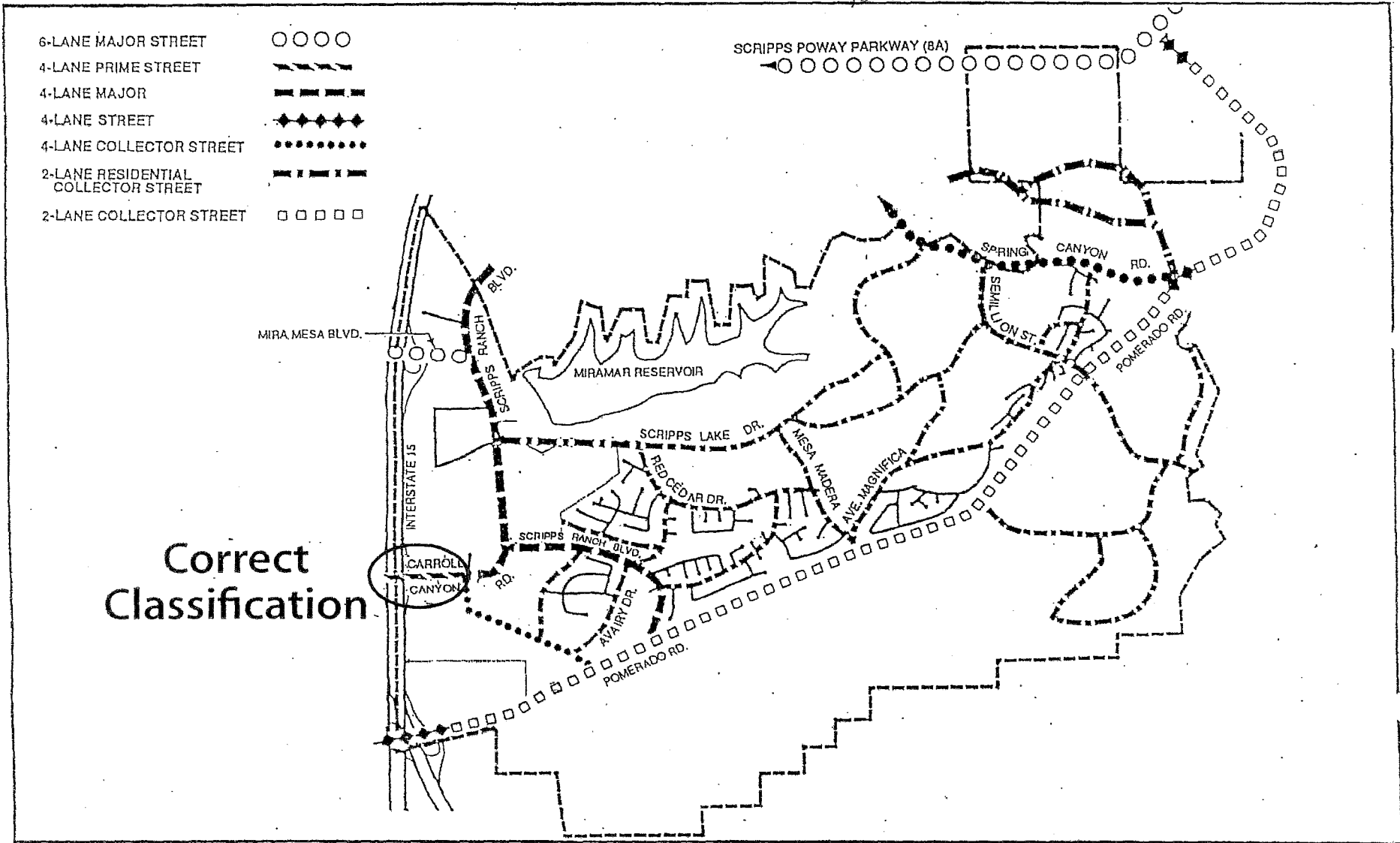
An analysis conducted by the Engineering and Development Department, Transportation Planning Division, studied levels of service at six (6) key intersections along Pomerado Road. The analysis focused on the following three conditions:

1. The existing street network and traffic volumes; and
2. The projected traffic volumes, at community build-out, including the future regional street network, with Pomerado Road as a two-lane street; and
3. The projected traffic volumes, at community build-out, including the future regional street network, with Pomerado Road as a four-lane major street.

The analysis (see Attachment 3) concluded that at anticipated community build-out, with Pomerado Road as it currently exists (condition 2), the LOS was projected to be E or F at four of the six intersections in the morning peak hours and LOS F at two of the intersections in the afternoon peak hours. With Pomerado Road as a four-lane major street (condition 3), LOS E and F were also anticipated for two of the six intersections in the morning peak hours, and LOS E and F at two of the intersections in the afternoon peak hours.

The EIR which was prepared for the project identified significant cumulative traffic and circulation and air quality impacts associated with the reclassification. The traffic and circulation impacts occur because Pomerado Road would be forced to operate in excess of its carrying capacity resulting in anticipated LOS E to F. The air quality impacts which result from the severe traffic congestion and delays would generate additional automobile emissions. The EIR states that "Incremental pollutant emissions, generated along the Pomerado Road corridor throughout the life of the Community Plan, could inhibit the ability of the San Diego Air Basin to attain both federal and state air quality standards."

ETS # 221
10-76-93



14



PROPOSED CIRCULATION ELEMENT
 Environmental Analysis Section
 CITY OF SAN DIEGO • PLANNING DEPARTMENT

4-22-93 bf.

Figure
5

ATTACHMENT 5



- LU-D.4. During a community plan update process, community plan amendment requests will be accepted until the final land use scenarios have been established.
- LU-D.5. Maintain and update on a regular basis a database of land use plan amendments approved by the City in order to create an annual report for tracking of land use plan amendments.

Technical Amendment Initiation

- LU-D.6. Initiate a technical amendment without the need for a public Planning Commission hearing when the City determines, through a Single Discipline Preliminary Review, that the proposed amendment is appropriate in order to:
- a. Correct a map or text error, and/or omission made when the land use plan was adopted or during subsequent amendments and/or implementation;
 - b. Address other technical corrections discovered during implementation;
 - c. Ensure the public health, safety, and welfare;
 - d. Establish the location and design of a public facility already identified in the adopted Capital Improvements Program;
 - e. Comply with changes in state or federal law or applicable findings of a court of law; or
 - f. Revise language concerned solely with a process or procedural matter or an appendix to update information.
- LU-D.7. Subject technical amendments to the processing procedures identified in the General Plan Amendment Manual.

Criteria for Initiation of Amendments

- LU-D.8. Require that General Plan and community plan amendment initiations (except those determined to be technical as specified in LU-D.6) be decided by the Planning Commission with the ability for the applicant to submit a request to the City Clerk for the City Council to consider the initiation if it is denied.
- LU-D.9. Recognize the ability of the City Council to initiate a General Plan and community plan amendment when direction is received through a vote of the City Council without demonstration of meeting the initiation criteria to prepare a plan amendment.
- LU-D.10. Require that the recommendation of approval or denial to the Planning Commission be based upon compliance with all of the three initiation criteria as follows: a) the amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria; b) the proposed amendment provides additional public benefit to the

PLANNING COMMISSION RESOLUTION NO. _____

RECOMMENDING APPROVAL TO THE CITY COUNCIL
OF A TECHNICAL AMENDMENT TO THE SCRIPPS MIRAMAR RANCH
COMMUNITY PLAN TO CORRECT A MAPPING ERROR THAT IDENTIFIED
CARROLL CANYON ROAD AS A 4-LANE MAJOR STREET

WHEREAS, on June 14, 2012 the Planning Commission of the City of San Diego held a public hearing to consider a Technical Amendment to the Scripps Miramar Ranch Community Plan to correct a mapping error that occurred during processing of Amendment 12 in 1993, adopted as Document RR-221398, which reclassified Scripps Poway Parkway and Pomerado Road; and

WHEREAS, the Planning Commission has considered Report No. PC-12-028 as well as all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

WHEREAS, the Planning Commission determines that this amendment retains internal consistency with the July 18, 1978 Scripps Miramar Ranch Community Plan and the 2008 General Plan and the proposed Technical Amendment helps achieve long term community and citywide goals;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends approval of the Technical Amendment to the July 18, 1978 Scripps Miramar Ranch Community Plan to the City Council.

Tony Kempton
Associate Planner

Brenda Clark
Planning Commission Secretary

Approved: _____ (date)

By a vote of: X-X-X