



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 23, 2025 REPORT NO. PC-25-028

HEARING DATE: July 31, 2025

SUBJECT: Scripps Miramar Ranch Community Plan and General Plan
Amendment Initiation

PROJECT NUMBER: PRJ-1135616

OWNERS/APPLICANTS: Scripps Ranch Community Partners, LLC/Shea Homes Limited
Partnership

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Scripps Miramar Ranch Community Plan to redesignate five parcels, totaling 28.48-acres, located at the intersection of Scripps Lake Drive and Scripps Ranch Boulevard, from Industrial Park to High-Medium Residential Density (15-29 du/ac) and an amendment to the General Plan to redesignate from Industrial Employment to Residential and to remove the Prime Industrial designation?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On July 3, 2025, the Scripps Miramar Ranch Community Planning Group voted 14-2-2 in support of initiating an amendment to the Scripps Miramar Ranch Community Plan (Attachment 1).

City of San Diego Strategic Plan: The proposed amendment to the Scripps Miramar Ranch Community Plan implements the Strategic Plan's Priority Area: Create Homes for All of Us by increasing opportunities for more homes.

Environmental Impact: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Considerations: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The five parcels, totaling 28.48 acres are designated Industrial Park in the Scripps Miramar Ranch Community Plan and do not allow residential development. If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone could allow for the development with a range between 427 and 826 multifamily homes based on the proposed High-Medium Residential Density (15-29 du/ac) community plan land use designation.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The Scripps Miramar Ranch Community Plan

The Scripps Miramar Ranch Community Plan was adopted on July 18, 1978. The community planning area spans 4,365 acres.

Site Location

The location of the proposed community plan amendment initiation for the five parcels (subject site) is at the intersection of Scripps Lake Drive and Scripps Ranch Boulevard and Meanly Drive and Scripps Ranch Boulevard within the Scripps Miramar Ranch Community Planning Area, as shown in Attachment 2.

Existing Land Uses

The parcels include APN 319-170-31, APN 319-170-30, APN 319-170-29 and APN 319-170-25, which are undeveloped, and APN 319-170-28 located at 10277 Scripps Ranch Boulevard which has a vacant 69,900 square feet corporate office building built in 1991.

Accessor Parcel Number	Street Address	Existing Use	Acres
319-170-25	0 Meanly Drive	Undeveloped	6.69
319-170-28	10277 Scripps Ranch Boulevard	Office	5.42
319-170-29	0 Hoyt Park Drive	Undeveloped	5.36
319-170-30	0 Meanly Drive	Undeveloped	4.00
319-170-31	0 Scripps Ranch Boulevard	Undeveloped	7.01

Existing Adjacent Land Uses

The subject site is adjacent to commercial offices, light industrial uses and open space to the north, open space to the east, Scripps Ranch High School and light industrial uses to the west, and commercial offices, light industrial uses and open space to the south.

Adjacent Existing Community Plan Land Use Designations

The subject site is adjacent to properties with the following community plan land use designations: Industrial Park and Open Space to the north, Industrial Park and Open Space to the east, Secondary School and Open Space to the west, and Industrial Park and Open Space to the south.

Community Plan Use Designation

The Scripps Miramar Ranch Community Plan designates the subject site as Industrial Park, as shown in Attachment 3. Industrial Park-designated properties within Scripps Miramar Ranch are located along the western portion of the community. The Community Plan Industrial Element's goal is to encourage the development of a prestigious industrial park that minimizes pollution and provides desirable employment opportunities.

General Plan

The General Plan Land Use Element designates the subject site as Industrial Employment which accounts for five percent of designated land use citywide. As of 2023, Industrial Employment accounted for 37 percent (1,339 acres) of all vacant land within the city. The Economic Property Element designates the subject site as Prime Industrial.

Zoning

Base Zone: The subject site is in the IP-2-1 (Industrial-Park) base zone, as shown in Attachment 4, which allows a mix of light industrial, research and development and corporate office uses.

Overlay Zones: The subject site lies within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) – Marine Corps Air Station (MCAS) Miramar in the overflight notification, airspace protection and noise areas, as shown in Attachment 5.

Mobility

Transit: The subject site is not in a Transit Priority Area. The two parcels north of Mealey Drive are in the Sustainable Development Area and are in Mobility Zone 2. The three parcels south of Meanley Drive are not in the Sustainable Development Area and are in Mobility Zone 4. The subject site is served by Metropolitan Transit Service (MTS) bus route 964. Multiple bus stops are located along Scripps Ranch, as shown in Attachment 6.

Streets: The subject site is adjacent to Scripps Ranch Boulevard, Scripps Lake Drive, Meanley Drive and Hoyt Park Drive, which also serve as access points to the parcels. Scripps Ranch Boulevard operates as 4-lane major street and Scripps Lake Drive operates as a 2-lane residential collector street, as shown in Attachment 7.

Bicycle: The Scripps Miramar Boulevard has an existing Class II bicycle lane and Meanley Drive does not have any existing bicycle facilities, as shown in Attachment 8.

Existing Public Facilities and Services

Schools: Multiple schools in the Scripps Miramar Ranch Community Planning Area serve the subject site. Three schools are located within two miles of the subject site; Scripps Ranch High School (public) is adjacent to the subject site, across Scripps Ranch Boulevard, Thurgood Marshall Middle School (charter) is about 1.9 miles from the subject site, and Miramar Ranch Elementary School (public), is located approximately 1.3 miles east of the subject site in the Scripps Miramar Ranch Community Planning Area.

Parks: The subject site is located less than one mile away from the Miramar Reservoir and about one mile from Hoyt Park. A dog park is adjacent to the west side of the subject site.

Library: The Scripps Miramar Ranch Branch Library is within a half-mile of the subject site, as shown on Attachment 9.

Public Safety: The subject site is served by the Police Department's Northeastern Division Station. The nearest fire station is San Diego Fire Station No. 44, located approximately 1.8 miles west of the subject site, as shown on Attachment 9.

Commercial Services: The subject site is approximately 0.7 miles from commercial services and retail stores along Hibert Street.

Housing and Population

Existing: In 2023, the [San Diego Association of Governments](#) (SANDAG) estimated that the Scripps Miramar Ranch Community Planning Area had a population of approximately 20,591 people. This is a three percent increase from SANDAG's estimated 19,973 household population in 2010. In 2023, the community had 7,709 homes, of which 5,034 were single family-detached, 1,156 were single family-attached, and 1,519 were multifamily homes. Between 2010 and 2023, the community added 654 homes, representing a nine percent increase. The community has approximately 2.68 persons per household.

Year	Homes	Population
2010	7,055	19,973
2023	7,709	20,591
Change	654	618

SANDAG: Housing & Population Estimates, 2010 and 2023

Forecast: According to the SANDAG forecast, the Scripps Miramar Ranch Community Plan area could have up to 7,793 homes by 2050 which would be 84 more homes as of 2023 based on the current adopted community plan land use.

Affordable Housing

According to the [San Diego Housing Commission](#), there are not any deed-restricted homes in the Scripps Miramar Ranch Community Planning Area.

Employment

Land designated as Prime Industrial Land supports base sector industries, helping to bring money into the community and stimulating economic development. As of 2022, SANDAG estimated that 10,928 people were employed in the Scripps Miramar Ranch Community Planning Area. This is a 9.7 percent increase from the 9,958 people who were employed in the community in 2012.

Year	Number of Jobs
2012	9,958
2022	10,928
Change	970

SANDAG: Employment Forecasts, 2012 and 2022

Opportunity Area

The 2025 California Tax Credit Allocation Committee Opportunity Area Map shows that the subject site is within the Highest Resource area, which have a dense concentration of place-based opportunities such as jobs, high-performing schools, and lower exposure to environmental hazards and pollutants. The map shows the opportunity areas by census tracts based on economic, environmental, and educational indicator scores.

Other Planning Efforts

Renzulli Community Plan Amendment: On February 13, 2020, the Planning Commission approved a community plan amendment initiation on a 40.76-acre site located at 11495 Cypress Canyon Road. The applicant is proposing a total of 112 homes, including 100 market-rate single-family residences and 12 affordable multifamily homes.

Carrol Canyon Community Plan Amendment: On March 5, 2018, the City Council adopted a community plan amendment to redesignate approximately 1.3-acres from Industrial to Commercial and 9.2 acres from Industrial to Residential.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Scripps Miramar Ranch Community Plan to redesignate the 23-acre subject site from the current Industrial Park land use designation to High-Medium Residential (15-29 du/ac) land use designation, a General Plan amendment to redesignate from Industrial Employment to Residential and a corresponding rezone. The current land use designation does not allow homes to be developed, while the proposed land use designations would allow a range between 345 and 667 multifamily homes.

Industrial Land Uses

The Community Plan designates the site as Industrial Park, which allows a wider variety of industrial uses that include light manufacturing and research and development uses. The Community Plan recommends maintaining Industrial Park areas in Scripps Miramar Ranch to support the development of light manufacturing. The Community Plan aims to encourage the development of a prestigious industrial park that minimizes pollution and provides desirable employment opportunities. In 1986, an amendment to the Community Plan shifted approximately 100 acres of residential land to industrial land use, bringing the total to 390 acres of industrial land. This shift of land included the subject site which is a part of the Scripps Ranch Business Park.

The Community Plan states that the Scripps Ranch Business Park should be developed under a Planned Industrial Development permit, which would promote the preservation of usable open space and recreational facilities for employee use during lunch hour, after work, or on weekends. In 1986, the subject site was included in approved Planned Industrial Development (PID No. 85-0762). Since the approval of the Planned Industrial Development permit, four of the five parcels within the subject site remain undeveloped. The parcel in that is developed contains a vacant corporate office building. The approved Planned Industrial Permit limited the subject site was to the following uses: manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals. In June of 2021, an amendment was made to the Planned Industrial Development permit to eliminate the use restriction to support the development of the property within uses allowed by the current IP-2-1 zone.

Prime Industrial Lands

The subject site is designated in the Economic Prosperity Element of the General Plan as Prime Industrial Land, as shown in Attachment 10. Most of the land set designated for industrial use within Scripps Miramar Ranch is included within the Prime Industrial Lands designation in the General Plan. Prime Industrial Land supports export-oriented base sector activities such as research and development, heavy or light manufacturing, and warehouse distribution. These areas are part of even larger areas that provide a significant

benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The identification of Prime Industrial Lands is intended to protect valuable employment land for base sector industries.

Collocation/Conversion

General Plan policy EP-A.6 calls for considering potential opportunities to allow residential uses to support industrial employee housing needs, based upon co-location studies to ensure land use compatibility. Policies EP-A.13(c) and EP-A.20 calls for an evaluation of the Prime Industrial Land use criteria in Appendix C, EP-1, the collocation/conversion suitability factors in Appendix C, EP-2 and the potential contribution of the area to the local and regional economy when considering residential conversion or collocation in industrial land areas.

Airport Land Use Compatibility

The City implements Airport Land Use Compatibility Plans (ALUCPs) affecting land use within the City, including Marine Corps Air Station Miramar, with the ALUCOZ. The subject site is approximately 2.5 miles from the closest runway at MCAS Miramar. The ALUCOZ implements the adopted ALUCP for MCAS Miramar to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection and aircraft overflight.

A portion of the subject site is within the 60-decibel CNEL noise contour, as shown on Attachment 5. The ALUCP for MCAS Miramar identifies residential compatible use with noise attenuation included within the 60-decibel CNEL noise contour area. The ALUCOZ would require the Airport Land Use Commission to provide a consistency determination with the ALUCP for the proposed community plan/General Plan amendment and rezone.

Initiation Criteria

The City is unique among jurisdictions and the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The purpose of the initiation is to focus upon the fundamental question of whether the proposed change to the General Plan and/or a community plan is worthy of further analysis based upon compliance with the initiation criteria in the General Plan (Policy LU-D.11). The staff recommendation of approval or denial of the initiation is based upon compliance with all three initiation criteria. The City Planning Department has provided an overview of how the proposed amendment addresses the following initiation criteria:

(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.

The General Plan and Community Plan Amendments to redesignate the property to High-Medium Residential (15-29 du/ac) and remove the Prime Industrial Lands designation on a site that is only partially developed within the Scripps Miramar Ranch community would assist in providing for a variety of housing types and sizes in a high resource area and would promote an appropriate mix of land uses and densities to achieve citywide housing and climate goals. The General Plan City of Villages strategy which encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. The subject site would provide an opportunity for infill housing located near employment, shopping, schools, recreation, transit, and walking / bicycling infrastructure consistent with General Plan Housing Element Policy HE-A.2 and City of Villages strategy.

The General Plan Housing Element addresses the City's comprehensive housing needs and promotes the development and maintenance of policies and programs that identify obstacles to building affordable housing, infill housing, and smart growth housing development. The City of Villages strategy which includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels and by providing more opportunities for people to live near their workplace.

The proposed amendment would help to promote a variety of housing types and prices throughout the community in support of the citywide concept of balanced housing opportunities consistent the Scripps Miramar Ranch Community Plan residential objectives. Currently, there are not any deed-restricted affordable homes in the community. The applicant anticipates providing 10 percent of the homes as affordable. The proposed amendment would provide opportunities for affordable homes in a high resource area to support affirmatively furthering fair housing consistent with the General Plan Housing Element.

The General Plan anticipates that most development will occur through infill development and redevelopment to help provide for needed homes, jobs, and services in our communities while reducing our environmental impact and improving air quality due to limited availability of undeveloped land. The subject site provides an opportunity to support the goal to create residential densities that support new housing opportunities and helping to meet the community's housing demand, aligning with General Plan Housing Element. New homes can provide

opportunities for people to live near the employment opportunities consistent with General Plan Economic Prosperity Element Policy EP-A.6.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

While the need to maintain capacity for future base sector industries is a General Plan goal, the proposed General Plan and Community Plan Amendments create the opportunity to meet additional General Plan goals and policies by providing more homes in an under-utilized and vacant site within a high resource community that is adjacent to an employment center and near public facilities and amenities that is compatible with residential uses. The proposed amendments have the potential help continue to further the City's goal of adding multifamily homes to meet the needs of an underserved renters and homebuyer demographic in a manner that is consistent with the existing land uses, aligning General Plan policies to affirmatively further fair housing by providing affordable housing, where previously planned industrial uses have not materialized for decades.

The amendment also creates the opportunity for additional onsite public amenities such as recreational, public space, new or improved pedestrian paths, or connections to adjacent parks and public facilities character to align with General Plan goals and policies including the Housing Element Objective to create vibrant and equitable communities. If initiation is granted by the Planning Commission, the applicant will work closely with the public to identify opportunities and design features that would enhance the site.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities will be performed with the amendment's review.

Issues

The following issues have been identified by City staff. If initiated, staff would work with the applicant to address the following issues, as well as others that may be identified, through the community plan amendment review process:

Land Use Designation

- Evaluation of the appropriate land use designation and zoning for the site.

- Analysis on the economic impact of removing the Prime Industrial designation, in particular, potential impacts on employment and availability for future industrial, research and development and corporate office uses.
- Analysis through a co-location study consistent with General Plan Policy EP-A.13(c) to demonstrate that the proposed residential land use will not have any impacts upon industrial land uses within the Scripps Ranch community planning area, and conversely, that nearby industrial uses will not have any impacts upon the proposed residential land use.

Housing

- Demonstrate that the proposal is consistent with the Housing Element's goals and efforts toward Affirmatively Furthering Fair Housing through the inclusion of affordable housing on site.

Community Facilities

- Evaluation of the provision of parks and public spaces available to serve any future new residents at the subject site.

Mobility

- Connectivity of pedestrian and bicycle facilities to better integrate the site with surrounding development and nearby parks and schools.
- Review of pedestrian and vehicular circulation for safety and connection on the site as well as review of pedestrian/vehicular access into the property.

Site Design

- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation.
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development.
- Evaluation of building and site design elements to address compatibility.

Conclusion

Although staff believes that the proposed amendment meets the necessary criteria for initiation and recommends initiation of the community plan amendment process, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Matthew Nasrallah

Matthew Nasrallah
Associate Planner
City Planning Department

Tait Galloway

Tait Galloway
Deputy Director
City Planning Department

Attachments:

1. Scripps Ranch Planning Group Draft Meeting Minutes
2. Aerial Imagery Map
3. Community Plan Land Use Map
4. Zoning Map
5. Airport Overlay Zones Map
6. Transit Route Map
7. Roadway Classifications Map
8. Bicycle Facilities Map
9. Public Facilities Map
10. Prime Industrial Land Use Map
11. Applicant's Initiation Request Letter
12. Ownership Disclosure Statement



Scripps Ranch Planning Group

Scripps Ranch Civic Association Community Center
11885 Cypress Canyon Road, San Diego, CA 92131

Draft Meeting Minutes for Thursday July 3, 2025, 7:00pm

I. 7:00pm: Regular Meeting – Call to Order, Introductions, Member Roll Call.

Sandra W. Smith, Tamar Silverstein, Dennis Engler, Marian Marum, Jenny Marshall, Julie Ellis, Wally Wulfeck, Alexander Petrovic, Lin Schoeneberg, John Lyons, Bob Petering, Stuart Gross, Stan Williams, Shauna Lindsay, Gordon Boerner, Victoria LaBruzzo, Daniel Brast, Jason Minter,

Absent: Jill Arnold, Doug Kurtz, Lorayne Burley, Gwendolyn Bandt, Reg Kobzi, Stan Williams, Bill Crooks,

II. Approval of May Motion: Wally/Julie 15-0-2 Approved

Approval of June meeting minutes, Motion: Wally/Julie 15-0-2 Approved

Approval of the Agenda. Wally/Shana Unanimous 17-0-0 Approved

III. Non-Agenda Public Comment (2 min each) Kathleen spoke about the ADU agenda item being removed from Council Meeting Agenda at the last minute and the disappointment of all those in attendance that specifically came down to the meeting to address this issue.

IV. 7:10pm: Announcements:

A. MCAS Miramar Update (Kristin Camper) Not present

B. Mayor Todd Gloria (Lucero Maganda) NP

C. Planning Department (Matthew Nasrallah) NP

D. San Diego City Councilmember Marni von Wilpert District 5 (Alicia Gregory)

Budget passed -restored hours to Lake Miramar, Full Mondays at 14 branch libraries, CPBS funding restored. Trash Fee Update passed. Mailers sent out by July 15th for Trash Fee waivers, container selections, with phone numbers to speak with dept to decrease from 95 gallon to a smaller container size. Fees will be seen on the property tax bill on November 1, 2025. ADU amendments passed and capped at 4-6 units depending on the size of the lot. Amendment for parking for ADUs requires one off street parking space for each unit. More amendments are made for high severity fire zones and Fire Marshall designation of restrictions on setbacks. Amendments passed concerning Grocery Pricing Transparency with digital discounts for everyone. Motion: Stuart (Send a letter to Marni expressing strong thanks for keeping the lake open.)18-0-0 Pass

E. San Diego City Councilmember Kent Lee District 6 (Isabella Kalivas)

Atrium and Aviary Road funding is being secured, 9800 Scripps Lake Drive is completed, July 15th is the date to select a smaller Trash Bin. Budget season was very difficult, and we appreciate hearing from the public, hearing your priorities. For Carroll Canyon Road, there is no funding set for paving curb to curb. Will look into road plans further and get back to us with an update.

F. San Diego County Supervisor Joel Anderson District 2 (Natalia da Silva) NP

G. California Assemblymember Carl DeMaio 75th District (Matt Stockton) NP

H. California Senator Brian Jones 40th District (Marc Schaefer)

SB79 will not affect property near transit, so nothing in Scripps Ranch. Successful Scam Stoppers Seminar with 175 people showing up for the seminar. Senior Seminar on the 12th at Lakeside Library at 1100am, on keeping seniors active and involved in the community. The Week of Sept 24th we will host the District Open House.

United States Congresswoman Sara Jacobs 51st District (Kate Needham-Cano) NP

I. Scripps Ranch Civic Association (Bob Ilko, President/Melanie Wilson, Chair) NP

V. 7:30pm Information and Action Items

A. Action Item: Shea Homes – Seeking recommendation to support the **initiation process** for the Planning Commission. – Arlene Tendick, Community Outreach & Shea Homes Representatives
Motion: Wally/Shana

“SRPG recommend Approval of the initiation process to the Planning Commission”. 14-2-2

B. Info/Action: SB79 CPC is considering a position on this bill. SRPG discussion on position.

Bill passed in the Senate and is now in the Assembly. There is a certain distance around transit or any proposed transit. Chair Victoria to send a letter in opposition to this bill. Motion: Wally/Alex 18-0-0

C. Info/Action: City of San Diego Infrastructure Priorities Survey (CIP) Fill out your priority on paper form or online. “SRPG VC Kelli Richard will review board member input from forms collected at meeting and give results for Chair Victoria to submit to DSD”. Unanimous.

VI. 8:00pm Reports:

- A. MCAS Miramar Report (John Lyons) Nothing to Report (NTR)
- B. Miramar Ranch North Subcommittee (Doug Kurtz) NP
- C. Rancho Encantada Subcommittee (Kelli Richard) Update on fire.
- D. Scripps Miramar Ranch Subcommittee (Reg Kobzi) NP
- E. Ad Hoc Committee for Shea Homes Development (Victoria LaBruzzo) NTR
- F. Ad Hoc Committee on Public Facilities Finance (Alex Petrovic) NTR
- G. Ad Hoc Committee on AB 3074 (Kelli Richard) NTR
- H. Ad Hoc Committee on Renzulli Project Draft EIR Review (Jason Minter) August Update coming
- I. SRPG Chair’s Report (Victoria LaBruzzo) Chaired first CPC meeting. Will decide on whether to hold an August meeting later, we may be dark in August.



VII. 8:58pm: Adjourn for Next Regular Meeting: – Thursday, August 7, 2025 (possibly DARK), SRCA Community Center.

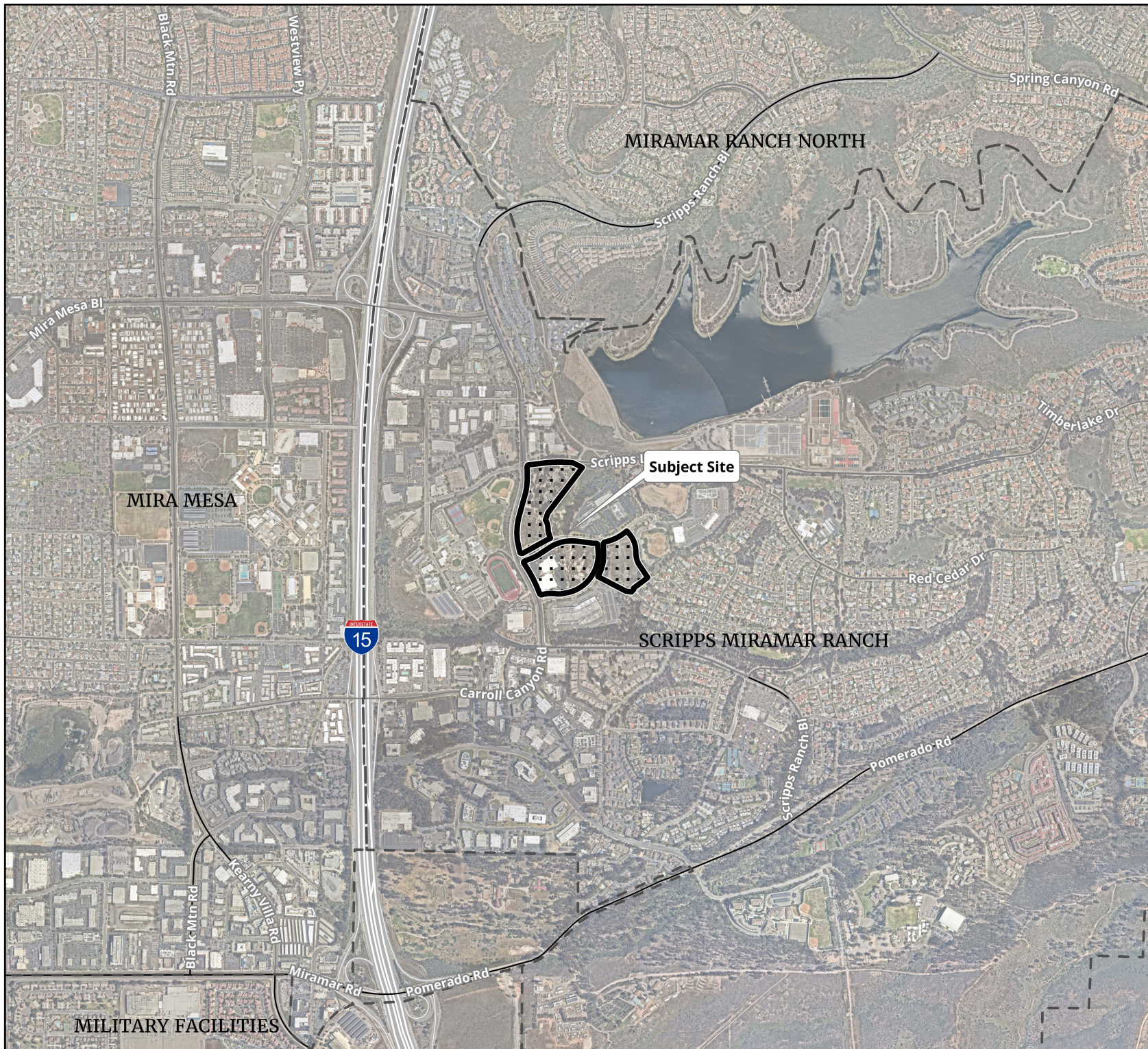
CPC Alternates – Bill Crooks & Wally Wulfeck, Meeting Set Up & Newsletter Coordinator – Kelli Richard, Roster & Election Committee Chair – Wally Wulfeck

Agenda times are approximate. Items may be heard before, on, or after listed times. If you would like to receive agendas via email, send your request to sdplanninggroups@sandiego.gov and indicate your specific community planning group or click the **subscribe now** button found at: <https://www.sandiego.gov/planning/community-plans/planning-group-resources> and choose Scripps Miramar Ranch: Public Notices & CPG Agendas. To request an agenda in alternative format or a sign language or oral interpreter, please submit a request through the Planning Department’s webpage: www.sandiego.gov/planning/translation or email Planning@sandiego.gov at least three (3) working days prior to the meeting to insure availability. Solicite servicios de traducción: www.sandiego.gov/planning/translation. If you have questions concerning the SRPG please express them at the meeting or contact the SRPG Chair, Victoria LaBruzzo at srpgchair@scrippsrancho.org or City of San Diego Community Planner Matthew Nasrallah at MNasrallah@sandiego.gov Or Marlon Pangilinan at MPangilinan@sandiego.gov

ATTACHMENT 2

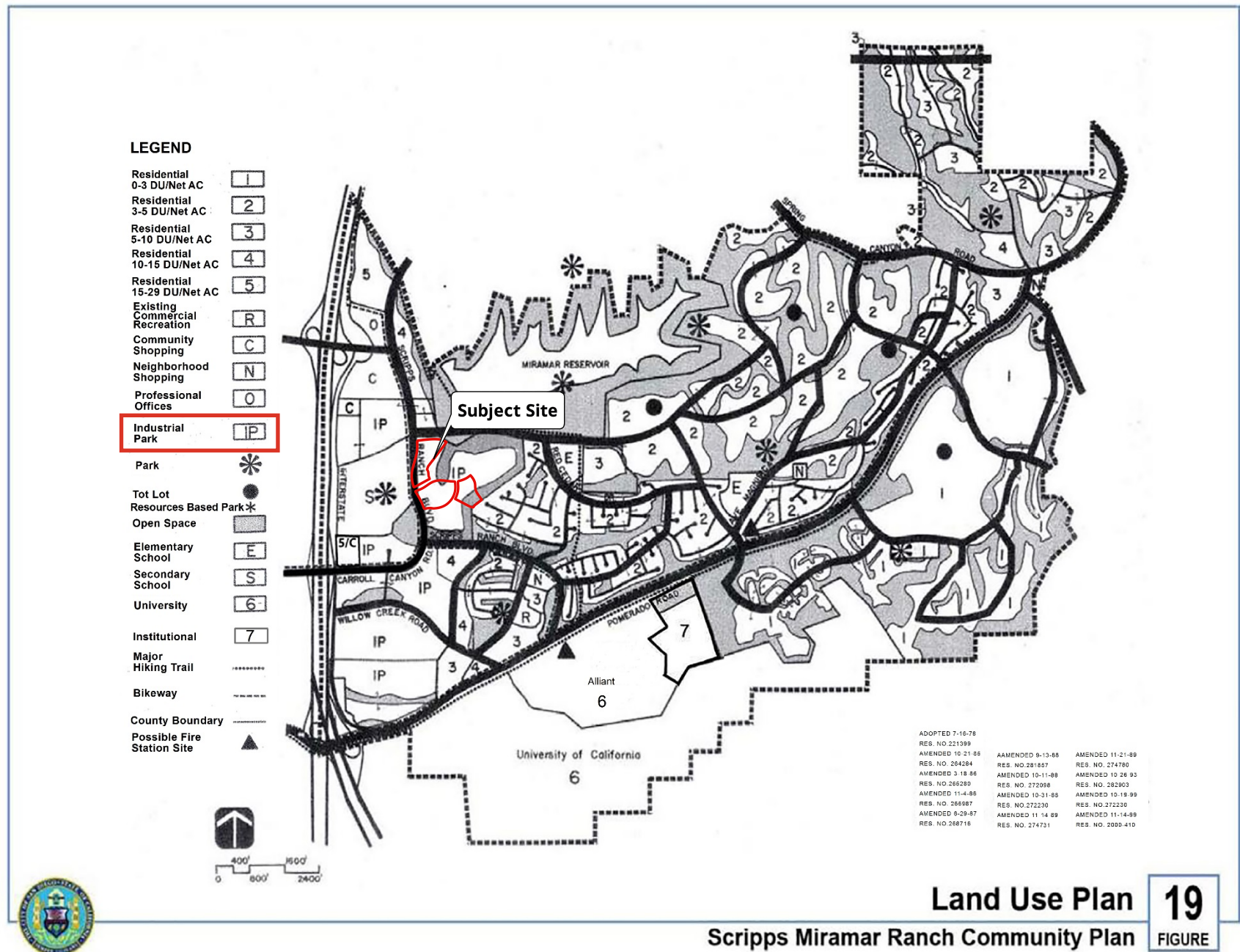
Aerial Imagery Map

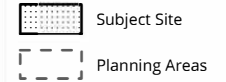
-  Subject Site
-  Planning Areas



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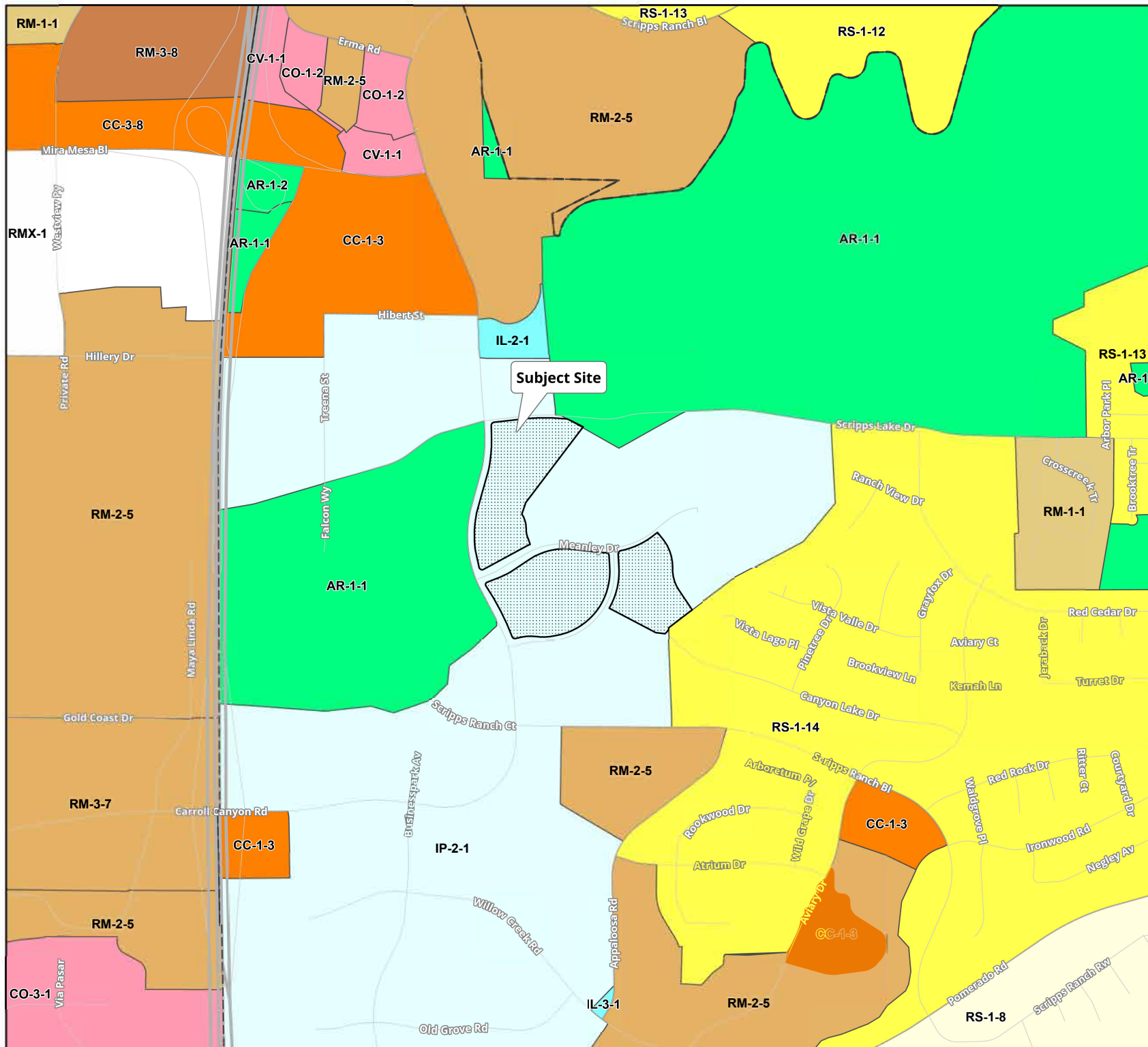
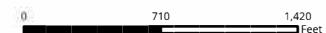




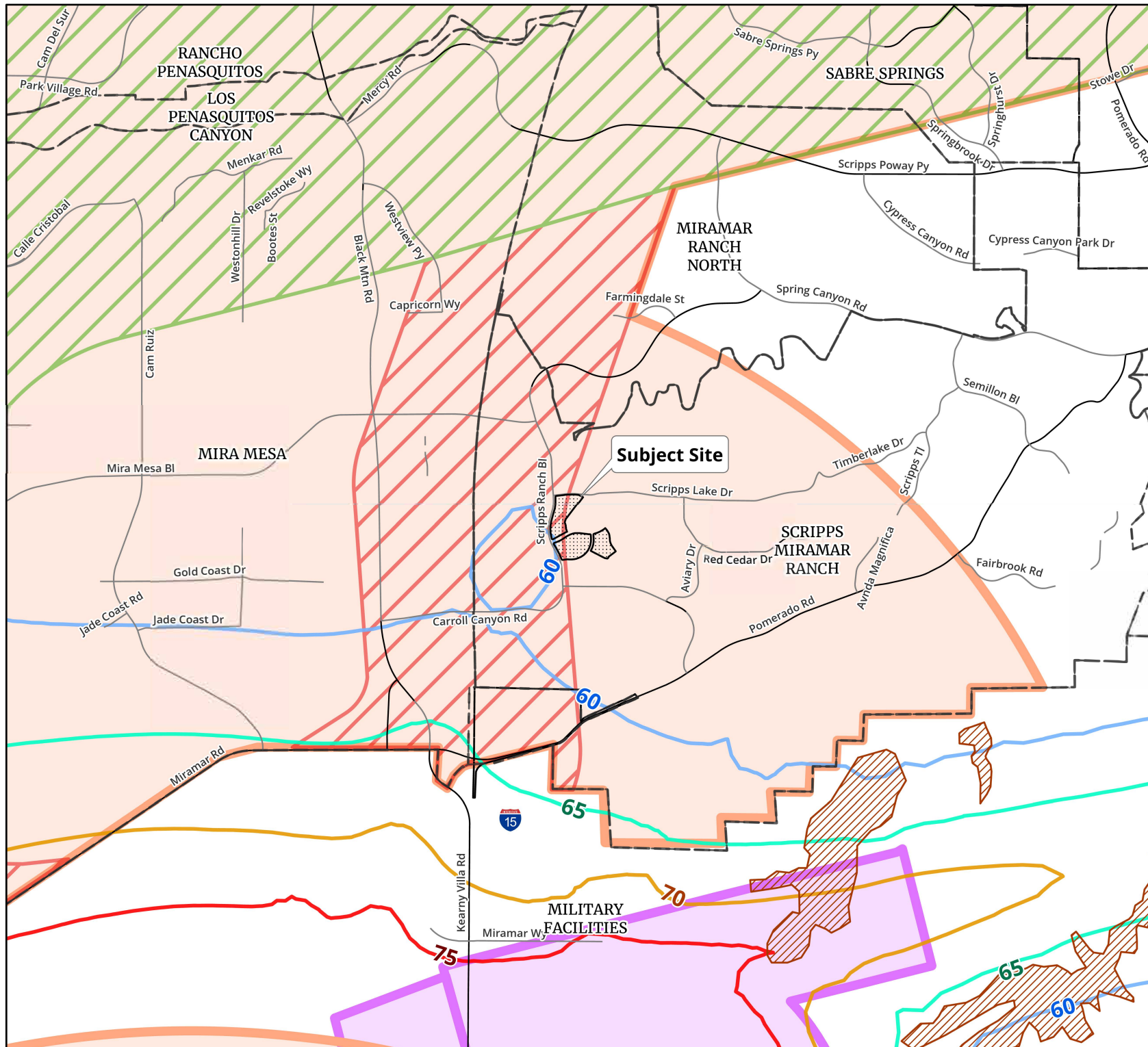
Zoning

- AR-1-1
- AR-1-2
- CC-1-3
- CC-3-8
- CO-1-2
- CO-3-1
- CV-1-1
- IL-2-1
- IL-3-1
- IP-2-1
- RM-1-1
- RM-2-5
- RM-3-7
- RM-3-8
- RS-1-12
- RS-1-13
- RS-1-14
- RS-1-8

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SD City Planning
ATTACHMENT 5
Airport
Overlay Zones



- Subject Site
- Planning Areas
- ALUCP MCAS Miramar High Terrain Zone
- Airport Land Use**
- Capatibility Overlay Zone (ALUCOZ)
- MCAS Miramar Safety Zone
- Noise Contours**
- Community Noise Equivalent Level (CNEL)**
- 60
- 65
- 70
- 75
- City Wide and MCAS Miramar Overflight Area**
- Notification Area
- Overflight Notification Area
- Real Estate Disclosure Area

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0 2,000 4,000 Feet

ATTACHMENT 6

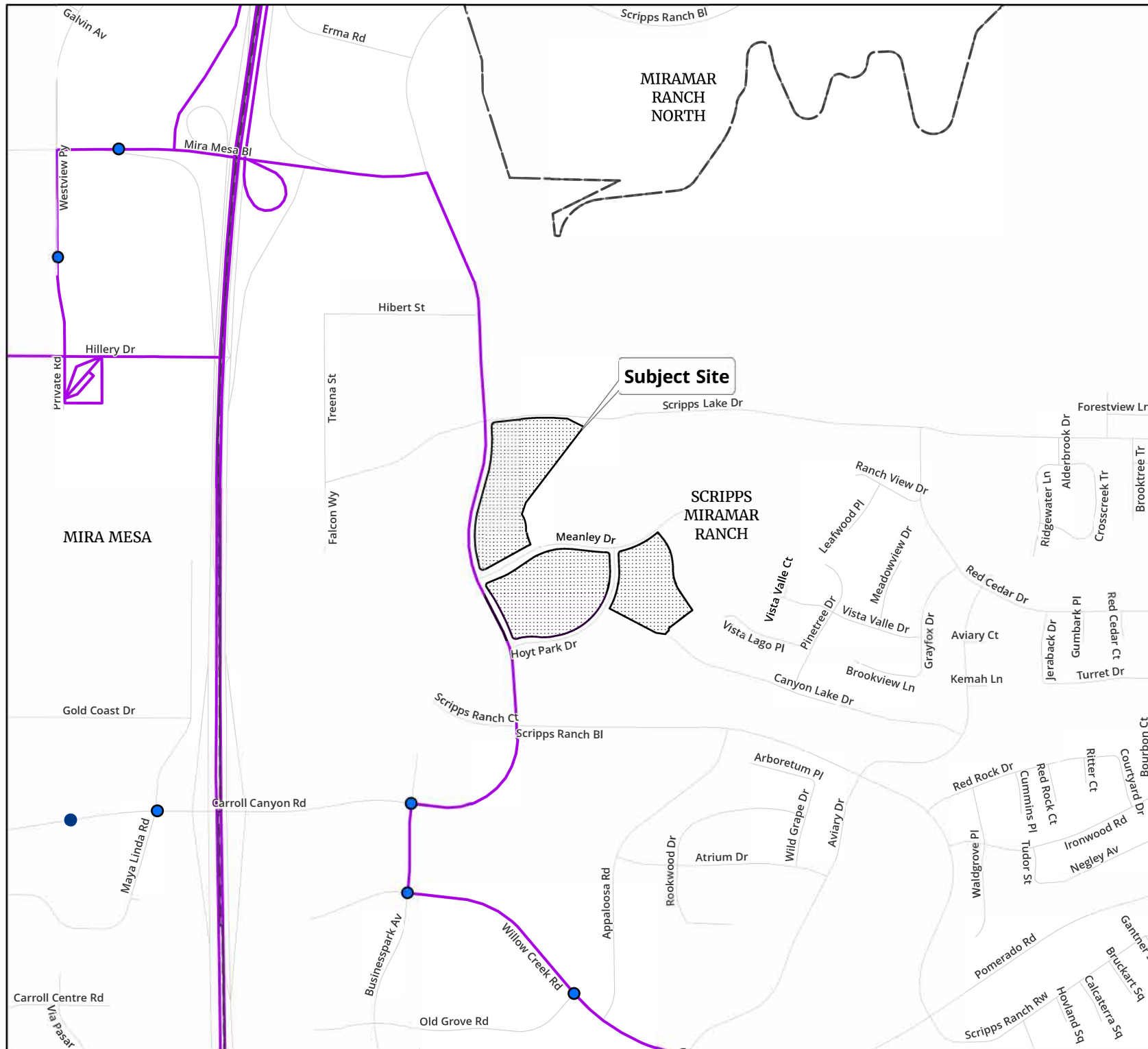
Transit Map

Transit Stops

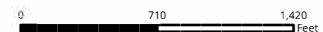
- Transit Station
- Bus Stop

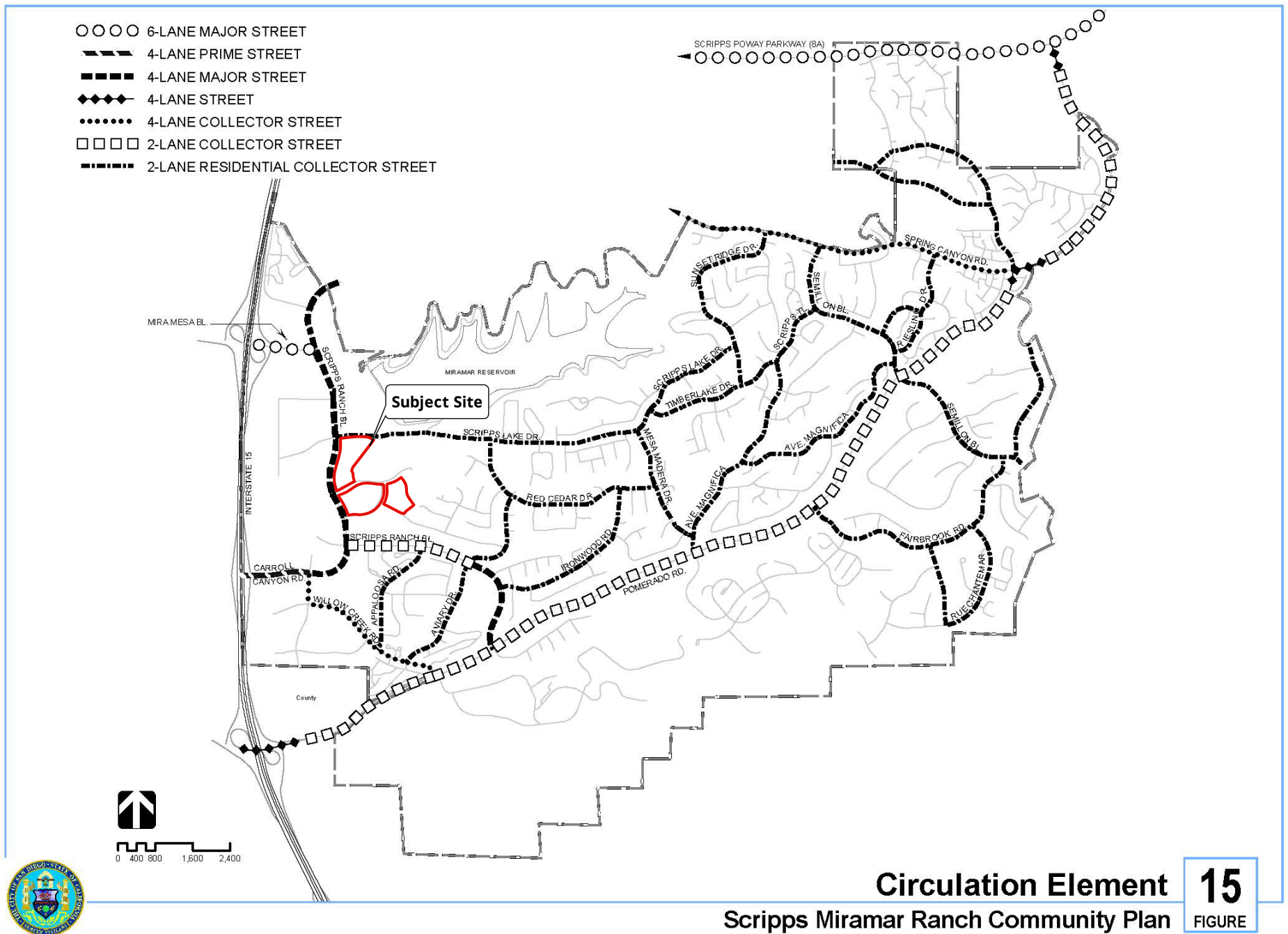
Bus Routes

- Bus
- ▨ Subject Site
- - - Planning Areas



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Bicycle Facilities Map

Proposed Bicycle Facilities

- Class I - Bicycle Path
- Class II - Bicycle Lane
- Class III - Bicycle Route
- Class IV - Cycle Track

Existing Bicycle Facilities

- Class I - Bicycle Path
- Class II - Bicycle Lane
- Class III - Bicycle Route
- Planning Areas
- Subject Site









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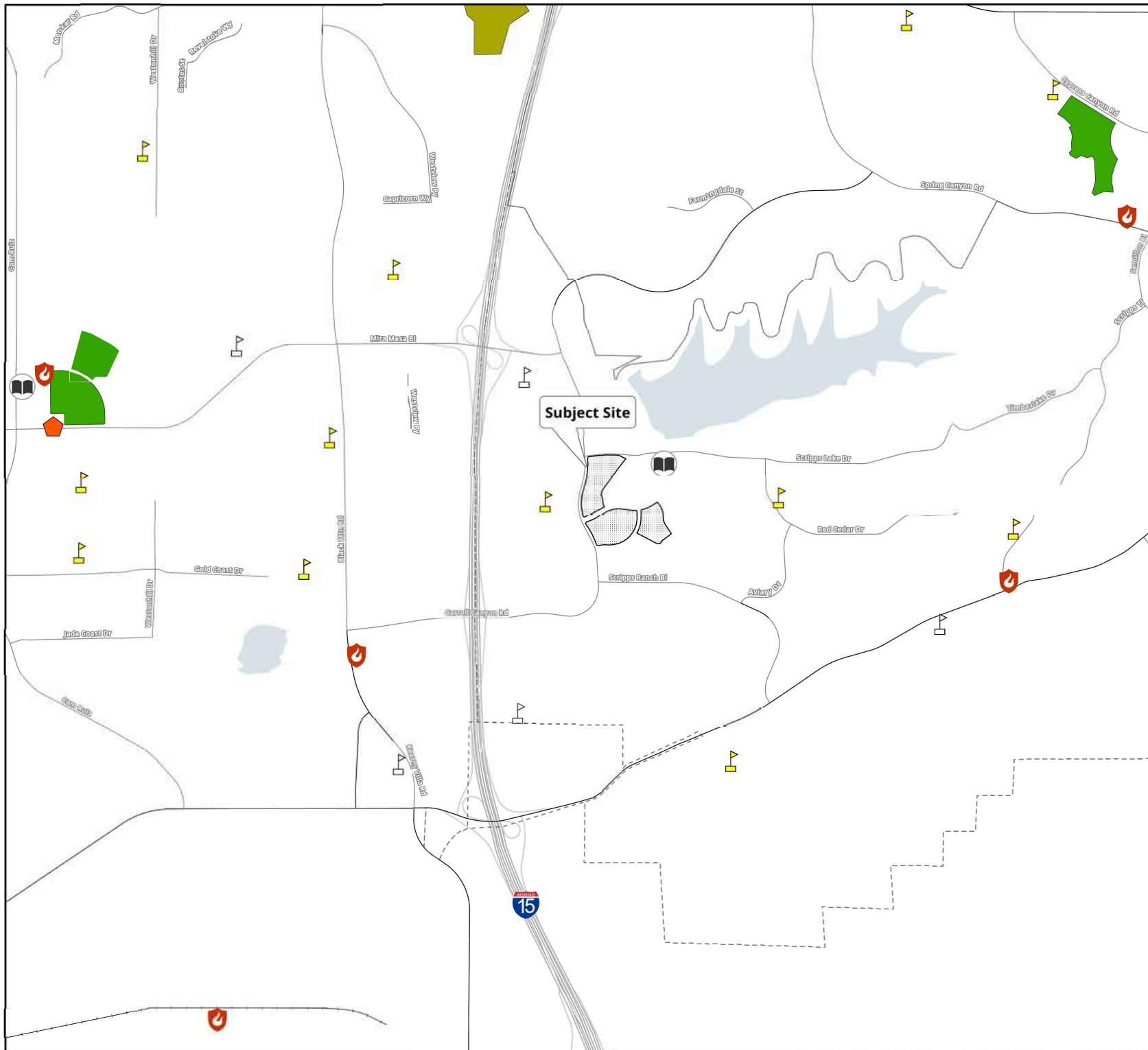


0 710 1,420 Feet



Public Facilities Map

-  Subject Site
-  Planning Areas
-  Regional Park
-  Community Park
-  Public School
-  Private School
-  Fire Station
-  Community Relations Storefront
-  Library



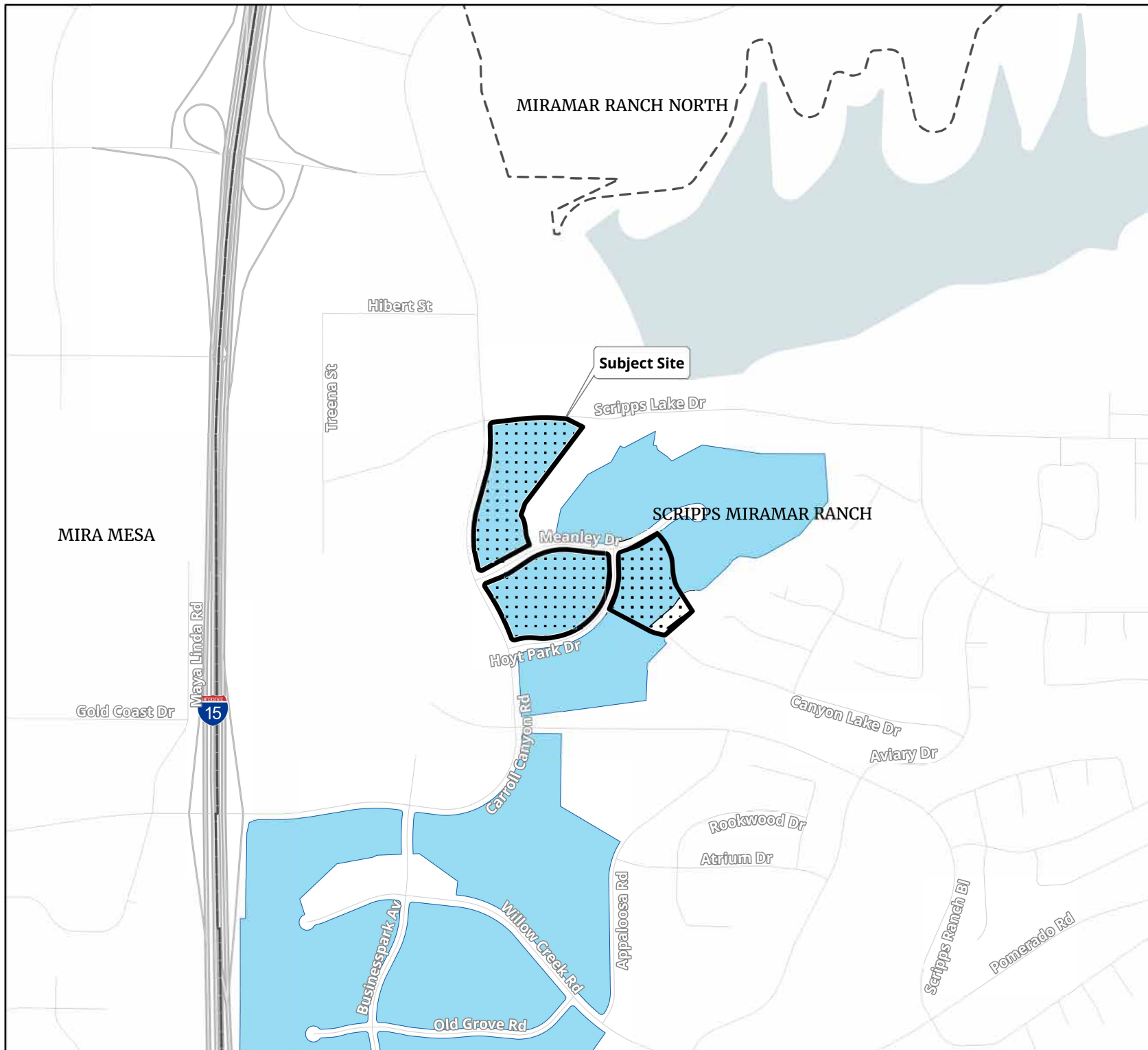
General Disclaimer:
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/If the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



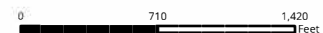
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Feet

**Prime Industrial
Land Use Map**

-  Subject Site
-  Planning Areas
-  Areas Where Prime Industrial Land Policies Apply



General Disclaimer:
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.





April 28, 2025

Ms. Heidi Vonblum
Planning Director
City of San Diego
202 C Street, MS 413
San Diego, CA 92101

RE: Request for Initiation of a Community Plan/General Plan Amendment of five parcels at the intersection of Scripps Lake Drive and Scripps Ranch Boulevard within the Scripps Ranch Community Plan

Dear Director Vonblum,

Scripps Ranch Community Partners (Shea Homes as managing partner) respectfully requests to initiate a General Plan and a Community Plan Amendment (GPA/CPA) to redesignate the 23-acre property within the General Plan to Residential Medium-2(0-54 du/acre) and remove the Prime Industrial Lands designation. The Scripps Miramar Community Plan (CP) has not been updated since 1986 when the zoning was changed from residential to industrial and is currently in the IP-2-1 zone. The objective is to ensure consistency with the proposed General Plan density of 0-54 du/acre.

If initiated, the GPA/CPA will also include a Rezone (from IP-2-1 to a RM zone to be determined), a Master Planned Development Permit and a recission of Planned Industrial Development Permit No. 85-0762.

Over the last several weeks we have met with community leaders and introduced ourselves to the community planning group to share our intentions and garner preliminary feedback and areas of interest. Through these early conversations, we learned more about the site's history. These parcels were initially identified for residential use when the Scripps Miramar Community Plan was adopted in 1978. Our desire to pursue a residential project is consistent with this early vision. While the original community plan focused on senior housing and estate lots, today's

housing needs are geared towards entry-level attainable housing. Despite the evolved demographics, the importance of community character, quality, and connectivity are just as relevant today as they were back then. We look forward to continuing this valuable dialogue if given the opportunity to proceed.

Community Context

The project area was changed from residential to industrial use in 1986 and is currently in the IP-2-1 zone. The project site is comprised of five parcels at the intersection of Scripps Lake Drive and Scripps Ranch Boulevard (Figure 1). The five lots consist of a mix of undeveloped and developed lands on Assessor's Parcel Numbers 319-170-31-00, 319-170-30-00, 319-170-28-00, 319-170-29-00, and 319-170-25-00 and subject to the utilized Planned Industrial Development (PID) Permit No. 85-0762. One developed, non-occupied building is currently located on lot 9 but has remained vacant despite extensive leasing efforts. Existing development in the area generally consists of office or light industrial uses to the north, Scripps Ranch High School to the west and residential to the east (Figure 2).

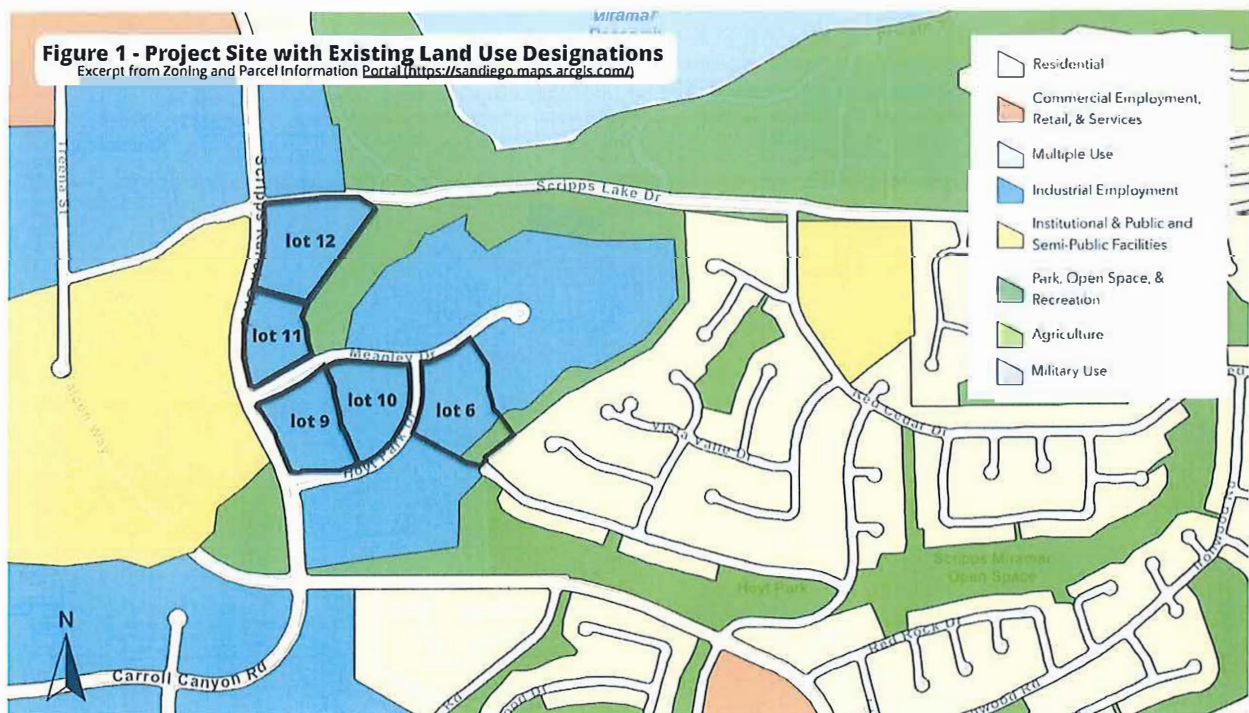


Figure 1 The project site is comprised of 5 parcels: Lots 12, 11, 9, 10 and 6.

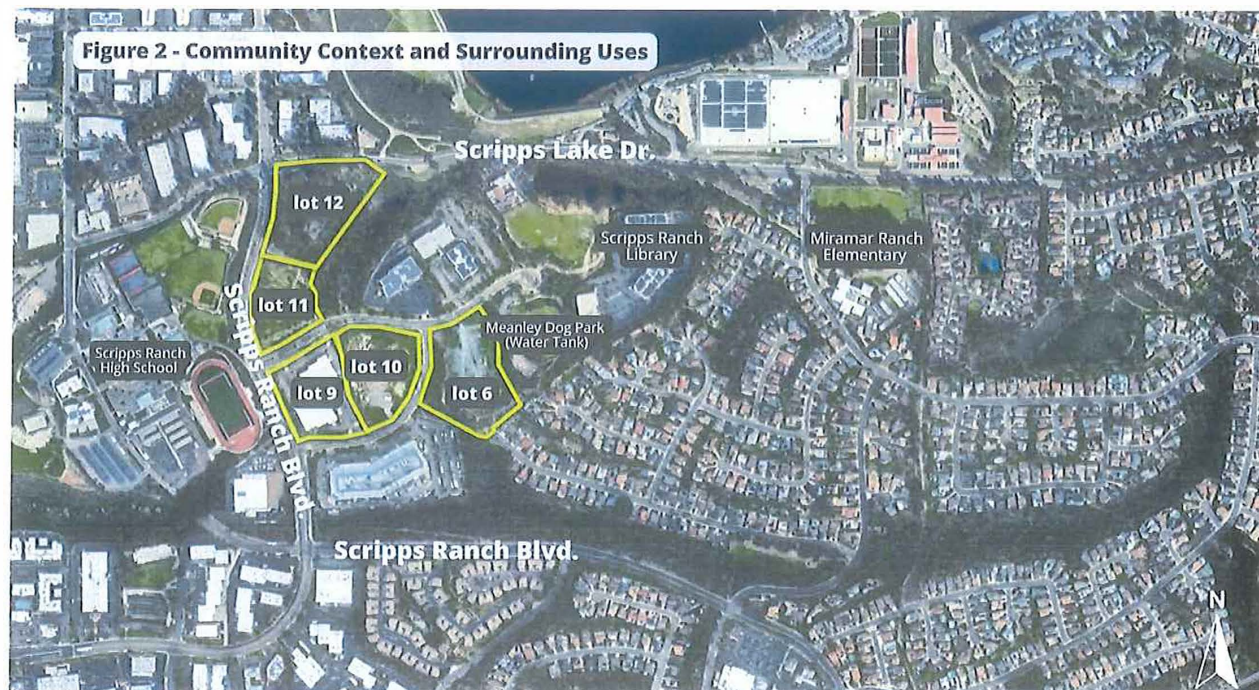


Figure 2 Existing Community Context

In November of 2024, a single discipline preliminary review (PRJ-1126104) was submitted to the City Planning Department regarding a GPA/CPA for this site. The City's comments demonstrated support for the initiation and included a request for additional information as stated below.

1. *The City Planning Department can support a request to initiate a community plan amendment to redesignate lots 6, 9, 10, 11 and 12 of the Scripps Technology Business Park from industrial to residential within the Scripps Miramar Ranch Community Plan and amend the General Plan to remove the Prime Industrial Lands designation provided the proposed amendment meets the initiation criteria and the request letter addresses the provision for on-site affordable housing and public amenities. Refer to comments 2-5 for further details."*
2. *As part of the initiation request, please address how the proposed amendment would meet the initiation criteria in General Plan Policy LU D.11.*
3. *As part of the initiation request, please provide a general evaluation of the collocation/ conversion of the prime industrial land criteria in the General Plan, Appendix C – EP 1 and suitability factors in Appendix C – EP 2. A more detailed analysis can be provided after the initiation. Refer to General Plan Policy EP A.13c.*
4. *As part of the initiation request, please address the provision of onsite affordable housing. The inclusion of onsite affordable housing would be consistent with City's fair*

housing policies since the site is in a high opportunity and resource-rich area. Refer to General Plan Policies HE I.2, HE I.13, LU H.1 and LU H.2.

5. *As part of the initiation request, please address the provision of onsite public amenities such as recreational, public space, new or improved pedestrian paths, connections to adjacent parks and public facilities. Refer to General Plan Land Use Plan Amendment."*

Below describes how the initiation meets the information requested above:

General Plan Criteria for Initiation of Amendments, LU-D.11:

- a. *The amendment request appears to be consistent with the goals and policies of the General Plan and community plan.*

The General Plan Amendment and a Community Plan Amendment (GPA/CPA) to redesignate the property to Residential Medium-2(0-54 du/acre) and remove the Prime Industrial Lands designation would assist in providing for a variety of housing types and sizes in a high resource area and would promote an appropriate mix of land uses and densities to achieve citywide housing and climate goals. Although a product type has yet to be determined, we anticipate the amendment could yield up to 450 market rate units plus 10% affordable housing units or roughly 20-25 du/ac (income level for affordable units to be determined). The property's developed and undeveloped area presents a valuable opportunity to support the goal to create residential densities that support new housing opportunities, helping to meet the community's housing demand. This will be one of the more significant projects to deliver high quality multi-family residential with accompanying construction of affordable housing units in this community. The units will contribute to work-force housing in the area, which will serve all the remaining Prime Industrial Lands and other industrial lands in the community.

- b. *The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/ intensity range, plan policy or site design.*

The Scripps Miramar Ranch Community is not as naturally aligned for base sector prime industrial uses as communities like University City and Otay Mesa. University City benefits from its proximity to universities and research hospitals, making it an ideal hub with abundant Prime Industrial Lands. Similarly, Otay Mesa's strategic

location near the border provides ample Prime Industrial Lands, attracting strong demand from base sector industries and fostering middle-income job opportunities. Scripps Ranch Technology Park is currently subject to the utilized Planned Industrial Development (PID) Permit No. 85-0762. Unlike its counterparts in University City and Otay Mesa, Scripps Ranch Technology Park has struggled to leverage this designation. At the time the PID was granted (9/18/1986), it included a restriction on uses related to manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals. In June of 2021 a focused amendment was made to the PID to eliminate that restriction to increase the marketability of this Prime Industrial property. Even with this amendment, development has stalled for more than 35 years and there has been minimal industrial development activity within the project site, further underscoring the need for a GPA/CPA.

The proposed GPA/CPA creates the opportunity to provide residential uses in place of industrial uses will continue to further the city's goal of adding dwelling units to the housing stock to meet the needs of an underserved homebuyer demographic in a manner that is consistent with the existing community character. If initiation is granted by the Planning Commission, the applicant will work closely with the public to identify opportunities and design features that would enhance the site.

- c. *Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.*

There are existing public facilities currently serving the area. Any redesignation or rezoning would require a thorough analysis of water, sewer, public facilities and other utilities to ensure that sufficient infrastructure is in place to support the needs of the development. There are multiple public and commercial facilities nearby to the west of the site. For example, Scripps Ranch High School is located directly across the street and several community facilities including a public library, dog park and the Lake Miramar recreation area currently exist within walking distance (roughly a quarter mile) of the site which would serve existing and proposed residential uses. Additional ancillary educational uses, religious institutions and commercial resources are conveniently located to the northwest of the proposed project. A full-service grocery store (Vons) and a Trader Joe's are also located less than a mile from the proposed project. Additionally, the site is located within the Scripps Ranch Fire Station 37 And Mira Mesa Fire Station 38 service areas.

General Plan Appendix C:

A key component of the initiation process is the evaluation of the city's General Plan policies and initiation criteria. Justification for this type of land use change must be supported by an evaluation of the prime industrial land criteria in the city's General Plan (Appendix C, EP-1), as well as the collocation/conversion suitability factors in Appendix C, EP-2. Please refer to the summary of the city's General Plan collocation/conversion criteria in Attachment A.

In addition, in the preliminary application comments, staff requested the following analysis of the following general plan policies, as well as a discussion of onsite public amenities:

General Plan Policies HE I.2, HE I.13, LU H.1 and LU H.2.

These policies all center around affordable mixed-income housing that support inclusivity in proximity to transit infrastructure. The amendment could yield up to 0-54 du/acre which could support approximately 450 market rate units and 10% affordable housing units with the possibility of providing a range of mixed-income units due to the location within a high opportunity and resource-rich area. This will be one of the more significant projects to deliver a variety of high-quality multi-family residential with accompanying construction of affordable housing units in this community. The units will contribute to work-force housing in the area, which will serve all the remaining Prime Industrial Lands and Other Industrial Lands in the community. The area is also located within one-third of a mile of existing or planned public transit which serves the primary civic, employment and higher density residential uses existing in Scripps Miramar Ranch.

Provision of onsite public amenities such as recreational, public space, new or improved pedestrian paths, connections to adjacent parks and public facilities.

Any proposed residential project would comply with the regulations related to public amenities and park space. Given the multiple public and commercial facilities nearby to the west of the site, there are numerous opportunities to create additional pedestrian connections. For example, the high school is located directly across the street from the site. Several community facilities including a public library, dog park and Lake Miramar recreation, parks and trails currently exist within the immediate area which would serve existing and proposed residential uses. Additional ancillary educational uses, religious institutions and commercial resources are within short distances from the proposed project. As previously noted, two grocery stores are located less than a mile from the proposed project.

We respectfully request the initiation of this request in hopes of moving forward collaboratively to convert this underutilized site into a vibrant, welcoming neighborhood. Reimagining sites like this is how the building community, the city and local residents can work together to ensure there are safe, quality places for local employees and young families to live, in a manner that is consistent with Scripps Ranch's established reputation for high-quality development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Barnes', with a long horizontal line extending to the right.

Paul Barnes

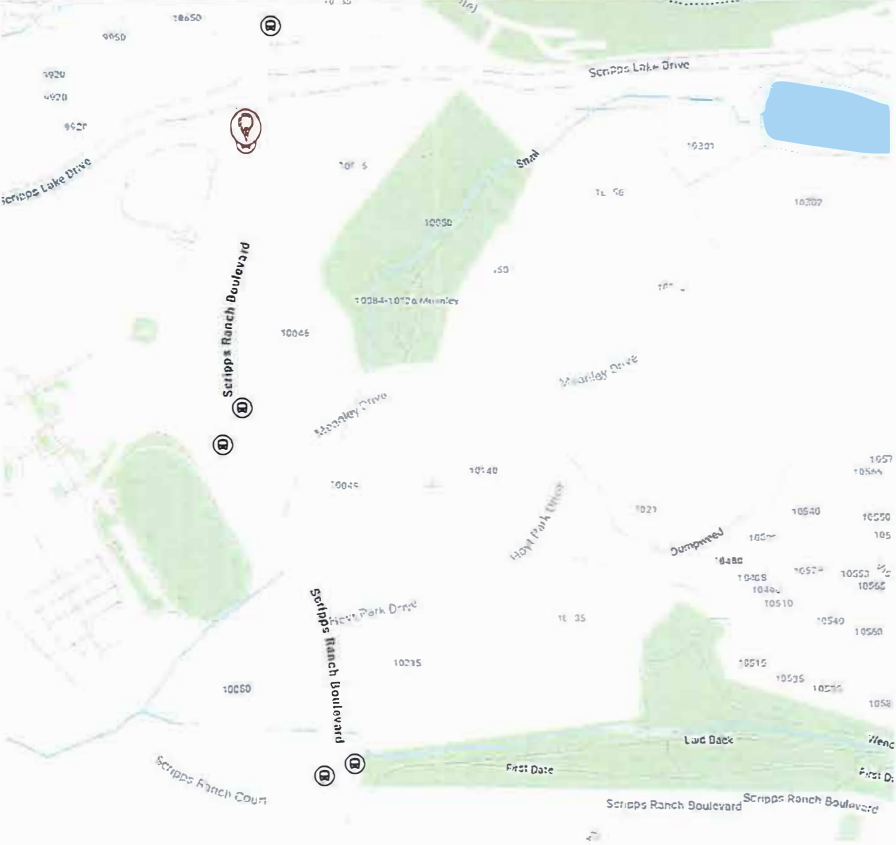
President, Shea Homes

Scripps Ranch Community Partners, Managing Partner

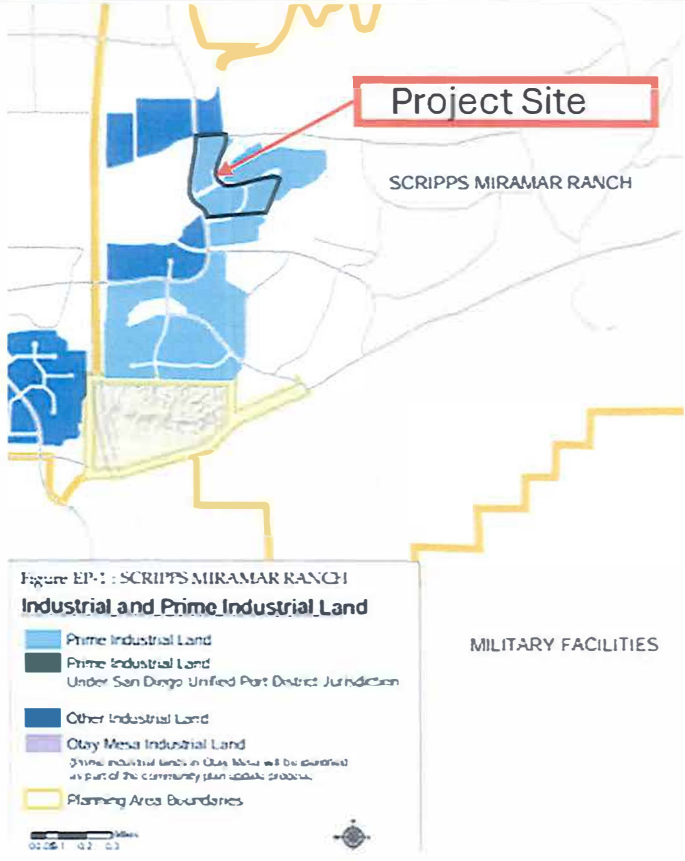
Attachment A: General Plan Collocation/Conversion Suitability Factors

Issue	Context	Review/Analysis
Area Characteristics	<p>The amount of office and commercial development in the area. The significance of encroachment of the non-industrial uses which has already occurred in the area. The area's attractiveness to manufacturing, research and development, wholesale distribution, and warehousing uses, based on a variety of factors including physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.</p>	<p>The PID for this area of Scripps Ranch (85-0762) was approved in 1986. Since the approval of the PID, several uses which are considered sensitive receptors have been built in and within close proximity to Scripps Ranch Tech Park. Most notably, the Scripps Miramar Ranch Library built in 1993 is located on Lot 14 of the PID (in Prime Industrial Lands). Additionally, Scripps Ranch High School directly west of the site was also built in 1993. Both of these important community facilities are sensitive receptors and have already created a significant encroachment and change of character for the Prime Industrial Lands in this community. The community has also started to use a portion of lot 5 (Meanley Open Dog Park) as an informal dog park which further illustrates that the site has been impacted by non-industrial uses.</p> <p>Additionally, as described in the City's General Plan, sensitive receptor uses inherently require separation from certain commercial and industrial operations. Therefore, existing sensitive receptor uses have already encroached in the area and their location in these industrial areas already limit the ability of the permitted industrial uses to expand or be sited within the vicinity of the project site. The existing Hub residential site was constructed in 2022 on previously designated Other Industrial Lands west of Scripps Ranch Boulevard.</p> <p>Other surrounding uses that have modified the characteristics of the surrounding area include those uses listed below:</p> <ul style="list-style-type: none"> • Miramar Ranch Elementary School • Scripps Performing Arts Academy • Scripps Ranch Kinder Care • Newbreak Church Scripps Ranch • Canyon Springs Church <p>These uses are all residential supportive uses and not industrial uses.</p>

Issue	Context	Review/Analysis
		<p>Additionally, as mentioned above, an amendment was processed to the PID to remove a restriction on uses related to manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals. While this action was meant to incentivize the development of industrial uses, this amendment failed to attract the manufacturing, research and development, wholesale distribution, and warehousing uses.</p>
Transit Availability	<p>The area is located within one-third mile of existing or planned public transit. The project proponent's ability to provide or subsidize transit services to the project, if public transit service is not planned or is inadequate.</p>	<p>The following list below indicates the current level of transit services available to the community immediately adjacent to the project site along Scripps Ranch Boulevard:</p> <ul style="list-style-type: none"> • Scripps Ranch Boulevard & Scripps Lake Drive (stop 13286) • Scripps Ranch Boulevard & Meanley Drive (stop 13290) • Scripps Ranch Boulevard & Meanley Drive (stop 13287) • Scripps Ranch Boulevard & Scripps Ranch Court (stop 13289) • Scripps Ranch Boulevard & Scripps Ranch Court (stop 13288)

Issue	Context	Review/Analysis
		 <p>These stops service the main transportation corridor in the community which serves the primary civic, employment and higher density residential uses existing in Scripps Miramar Ranch.</p>

Issue	Context	Review/Analysis
Impact on Prime Industrial Lands	The location of the proposed project adjacent to prime industrial lands and the impact of the proposed project utilization of the prime industrial lands for industrial purposes.	<p>The proposed project would not impact other <u>Prime Industrial Lands</u> in the community plan which are located south of Scripps Ranch Boulevard.</p> <p>As shown in the graphic inset below, sufficient capacity of Prime Industrial Lands and Other Industrial Lands will remain in the community. The conversion of these Prime Industrial Lands would not measurably change the area's attractiveness, or the utilization of these lands given the existing number of multi-family uses in the area, as well as the fact that the majority of this PID has remained vacant, despite aggressive marketing, for over 35 years.</p> <p>There are several other existing factors that affect the utilization of the Prime Industrial Lands in the community. Primarily the lack of connectivity to university infrastructure and synchronicity to other base sector facilities.</p>

Issue	Context	Review/Analysis
		 <p>Figure EP-1 : SCRIPPS MIRAMAR RANCH Industrial and Prime Industrial Land</p> <ul style="list-style-type: none"> Prime Industrial Land Prime Industrial Land Under San Diego Unified Port District Jurisdiction Other Industrial Land Obay Mesa Industrial Land <small>Obay Mesa industrial lands will be identified as part of the community plan update process.</small> Planning Area Boundaries <p>MILITARY FACILITIES</p> <p>0.05 0.1 0.2 0.3 Miles</p>
Significance of Residential/ Employment Component	The significance of the proposed residential density to justify a change in land use. If residential is proposed on the same site, the amount of employment space on the site is to be retained.	<p>The project proposed for lots 6, 9, 10-12 contemplates the development of medium-density residential at a rate of 0-54 du per acre.</p> <p>Currently, the projected yield is approximately 450 market rate units and 10% affordable housing units (household income level to be determined). This will be one of the more significant projects to deliver high quality multi-family residential with accompanying construction of affordable housing units in this community. The</p>

Issue	Context	Review/Analysis
		market rate units will contribute to work-force housing in the area, which will serve all the remaining Prime Industrial Lands and Other Industrial Lands in the community.
Residential Support Facilities	The presence of public and commercial facilities generally associated with residential neighborhoods in close proximity to the area, such as recreational facilities, grocery stores, and schools.	Existing public and commercial facilities generally associated with residential neighborhoods are close to the project site. For example, the high school is located across the street from the proposed project. Additional ancillary educational uses, religious institutions and commercial resources are within short distances from the proposed project. A full-service grocery store (Vons) and a Trader Joe's are also located less than a mile from the proposed project.
Airport Land Use Compatibility	The location of the site in the airport influence area where incompatibilities may result due to adopted Airport Land Use Compatibility Plan policies, Air Installation Compatibility Use Zone Study recommendations, and restrictive use easements.	<p>The Project is in Review Area 2.</p> <p>Land uses are not restricted in this area other than with respect to height limits and related airspace protection policies. The project would comply with the applicable height limitations.</p>
Public Health	The location of the site in an employment area where significant incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.	<p>As noted earlier, there are already other significant encroachments of sensitive receptors located in the area. Significant encroachment of sensitive receptors in and adjacent to this area of Prime Industrial Lands include the existing public library and Scripps Ranch High School.</p> <p>Additionally, the recently adopted AB 98 requires an update to the circulation element of the City General Plan to establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate additional truck traffic and avoid residential areas and concentrations of sensitive receptors. To our knowledge Scripps Ranch Boulevard is not identified as such a transport route. Additionally, we do not anticipate that this road will be</p>

Issue	Context	Review/Analysis
		designated as a travel route due to the number of existing sensitive receptors along its frontage.
Public Facilities	The availability of facilities to serve the residential units. Provide public facilities on-site wherever feasible.	<p>Several community facilities currently exist within the immediate area to serve existing and proposed residential uses.</p> <p>The existing city library is located within the subject PID. Scripps Ranch High School is also located immediately across the street. Miramar Ranch elementary school is located less than a mile from the site. Lastly, commercial uses are also located less than a mile from the proposed project.</p>
Separation of Uses	The adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances. Determine if there are any sources of toxic or hazardous air contaminants, or toxic or hazardous substances, within a quarter mile of the property between proposed residential or other sensitive receptor land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory	A study to this effect will be provided with the full application package.

Issue	Context	Review/Analysis
	<p>agencies. If no study is completed, provide a 1000-ft. minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of way can locate between the properties within the separation area.</p>	

FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☐ **Development Permit:** _____

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: _____ **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number: _____

Specify Form of Ownership/Legal Status (please check):

☐ Individual ☐ Partnership ☐ Corporation ☐ Limited Liability -or- ☐ General – What State? _____

Corporate Identification No.: _____ ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent**(Per [SDMC 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**(Signature within this section not required for City of San Diego/Asset Management Department)***Applicant ☐ Check if Same as Property Owner/Authorized Agent****(Per [SDMC 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☐ Check if N/A**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ NoVisit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)