

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

Item 6: Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation

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City Planning Department

Scripps Miramar Ranch Community Plan And General Plan Amendment Initiation

Item #6
July 31, 2025

Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation:

5 Parcels – Total of 28.48 Acres

- **Redesignate Community Plan Land Use**
 - From Industrial Park to High-Medium Residential Density (15-29 du/ac)
- **Redesignate General Plan Land Use**
 - From Industrial Employment to Residential
- **Remove Prime Industrial Designation**

Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation:

- Could allow for 427 and 826 multifamily homes
- Within a Highest Resource Area

Subject Site:

- **Scripps Ranch Blvd & Meanly Drive**

• Applicants:

- Scripps Ranch Community Partners
- Shea Homes Limited Partnership

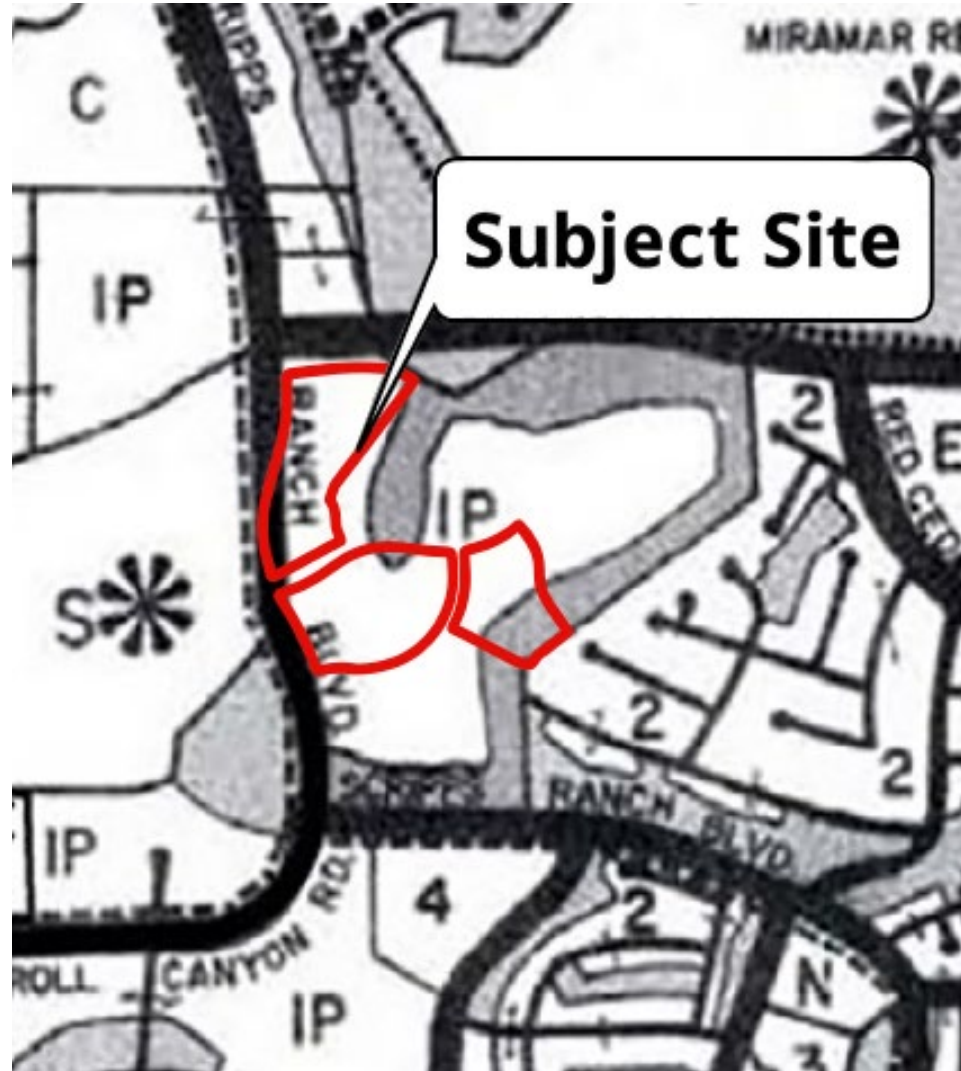




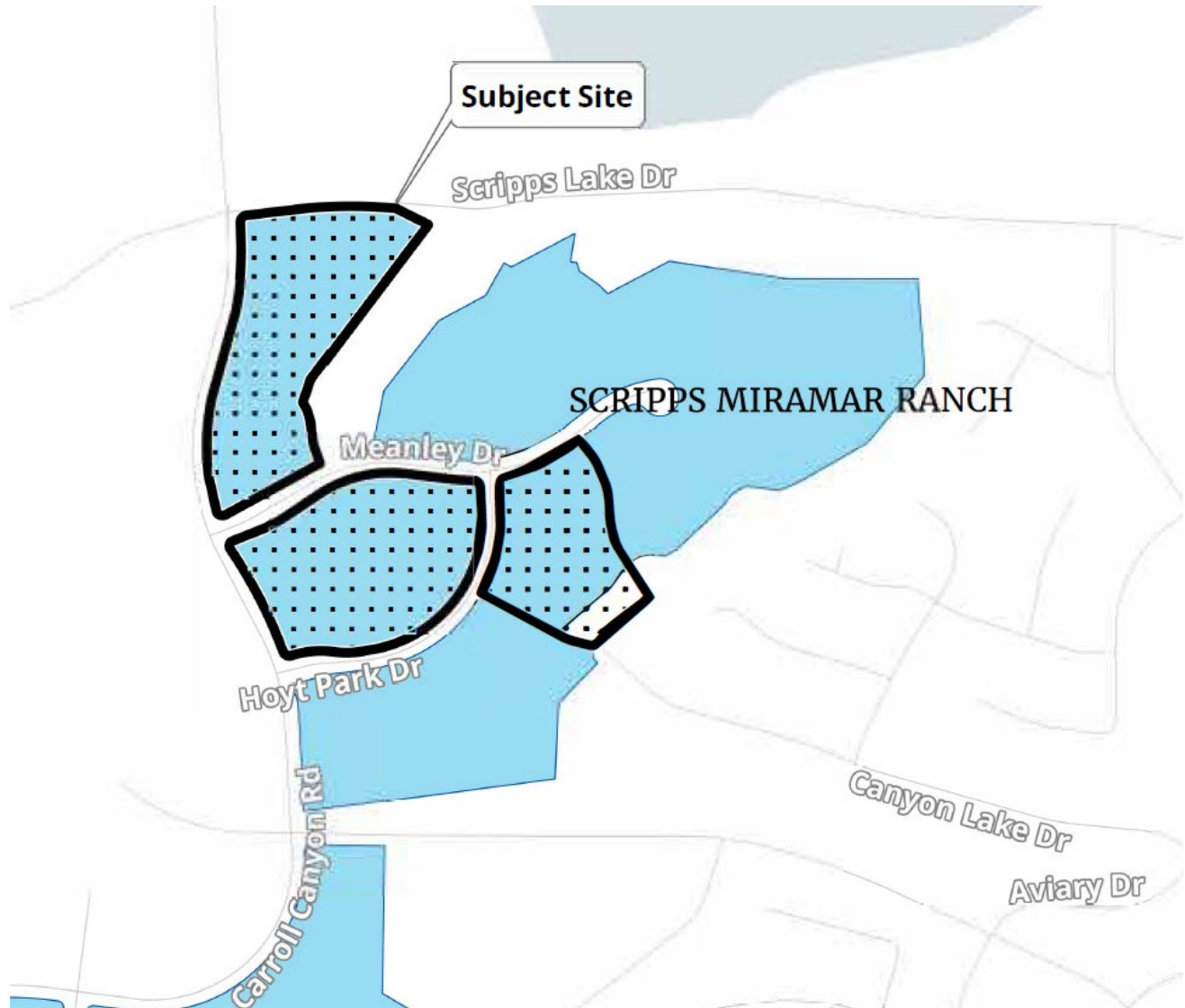


LEGEND

Residential 0-3 DU/Net AC	1
Residential 3-5 DU/Net AC	2
Residential 5-10 DU/Net AC	3
Residential 10-15 DU/Net AC	4
Residential 15-29 DU/Net AC	5
Existing Commercial Recreation	R
Community Shopping	C
Neighborhood Shopping	N
Professional Offices	O
Industrial Park	IP
Park	*

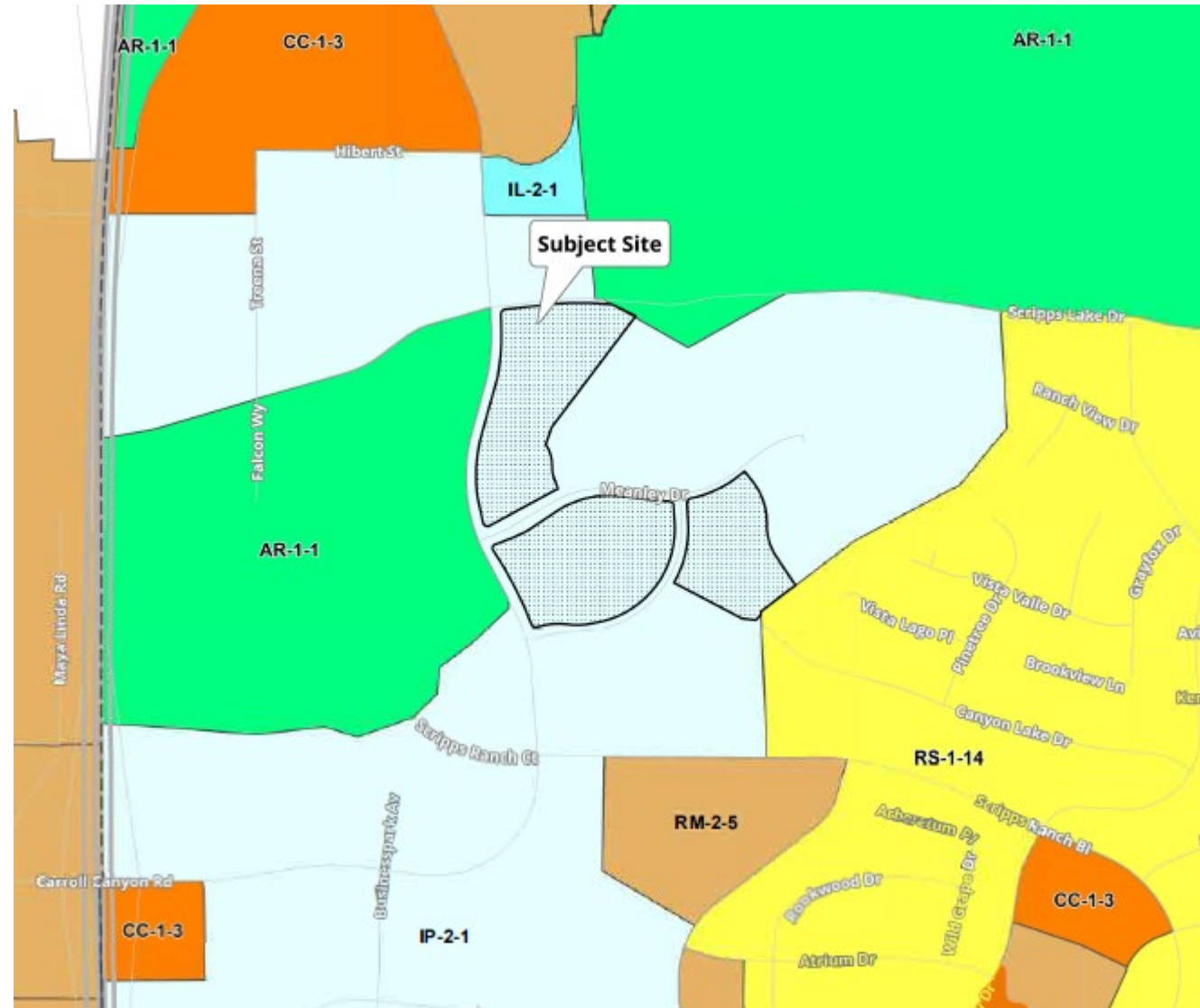


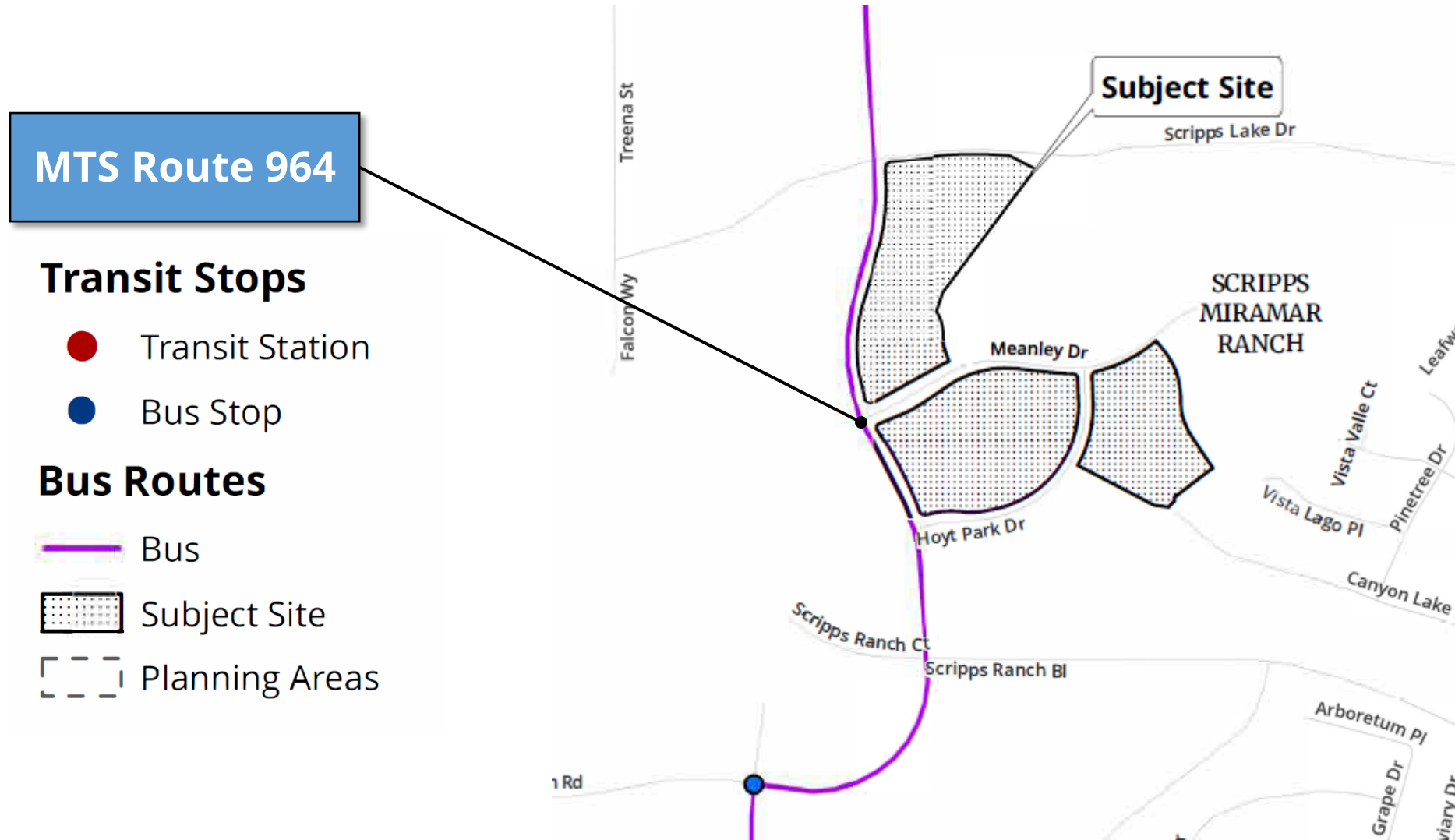
-  Subject Site
-  Planning Areas
-  Areas Where Prime Industrial Land Policies Apply



Subject Site:

- IP-2-1
(Industrial Park)

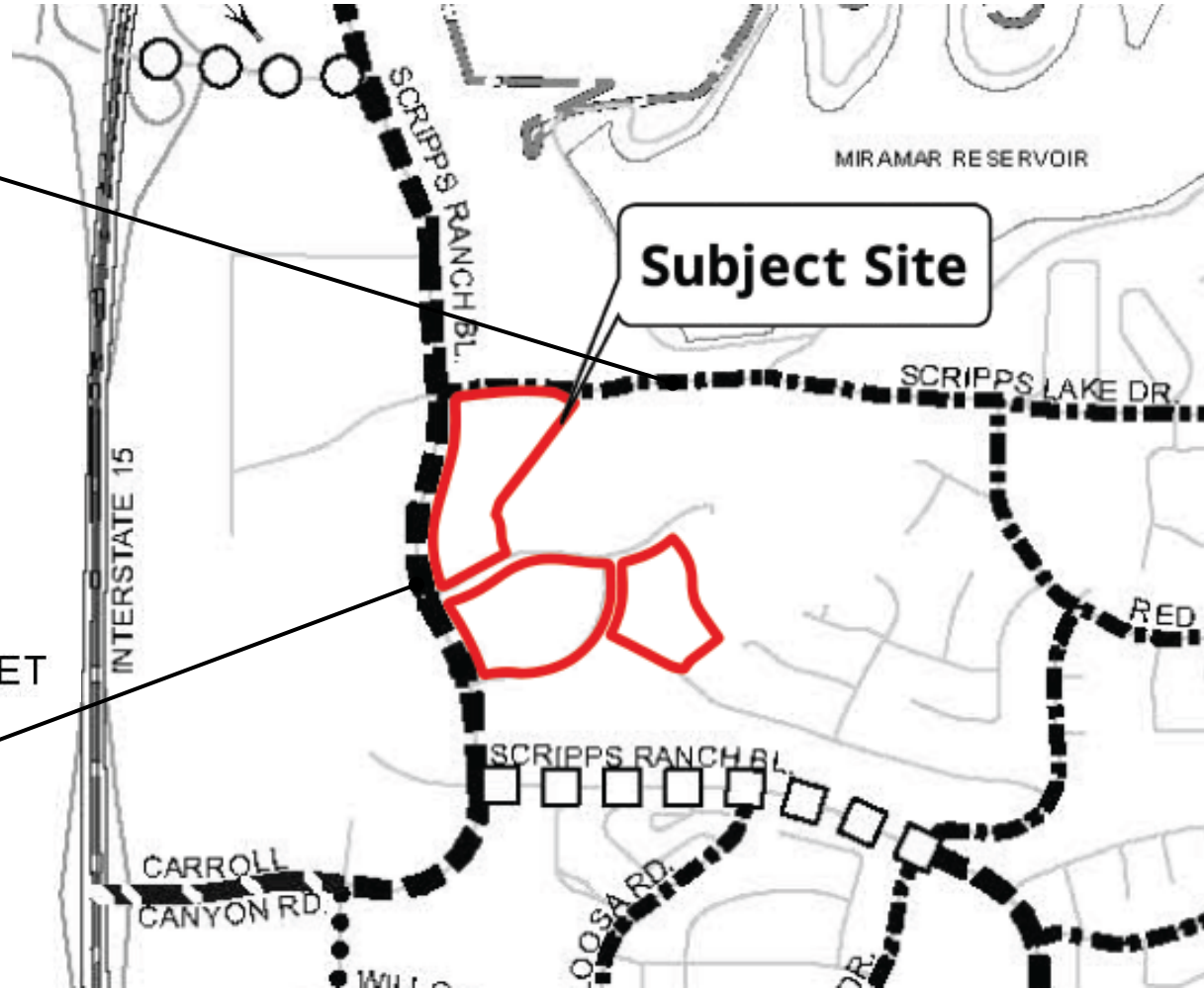




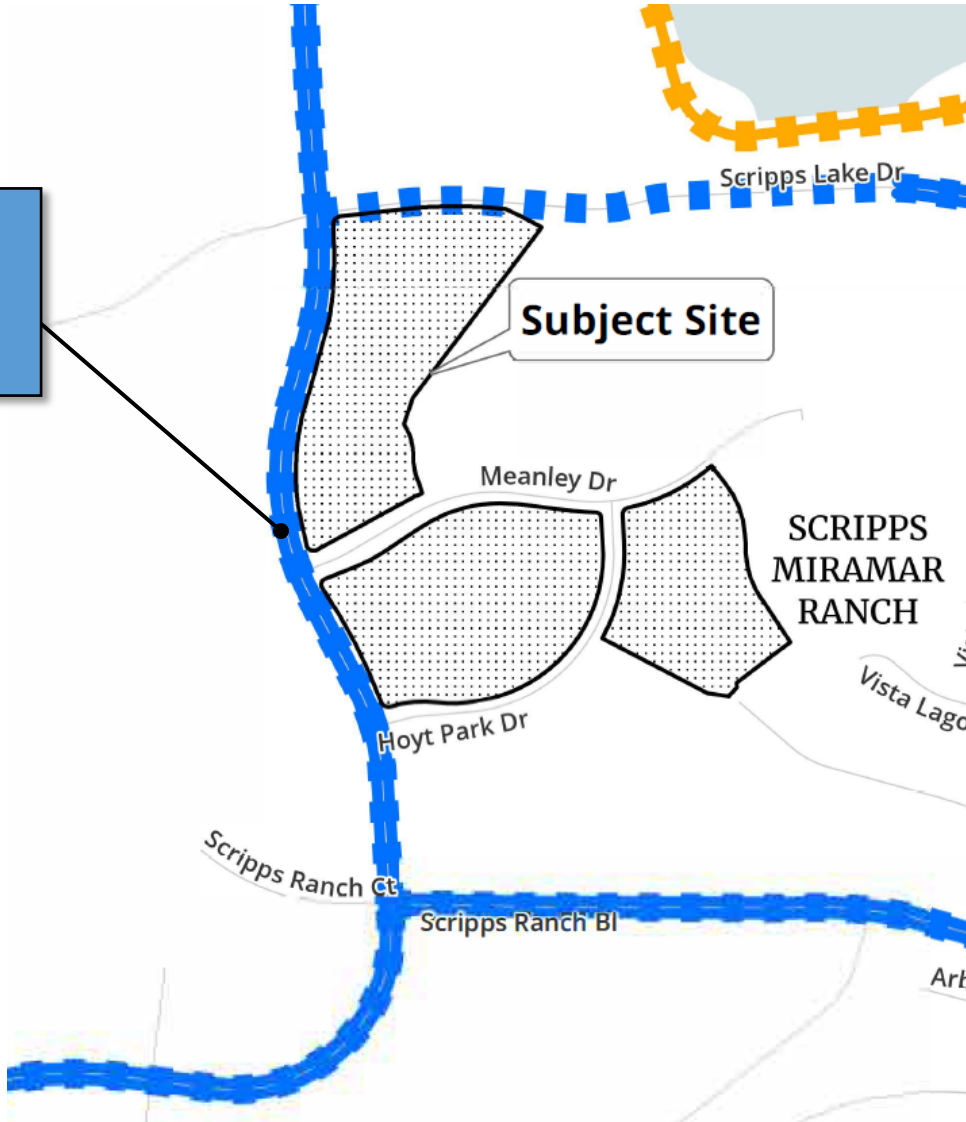
Scripps Lake Drive:
2-Lane Residential Collector Street

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





Scripps Ranch Boulevard: 4-Lane Major Street








Scripps Ranch Boulevard: Class II – Bicycle Lane

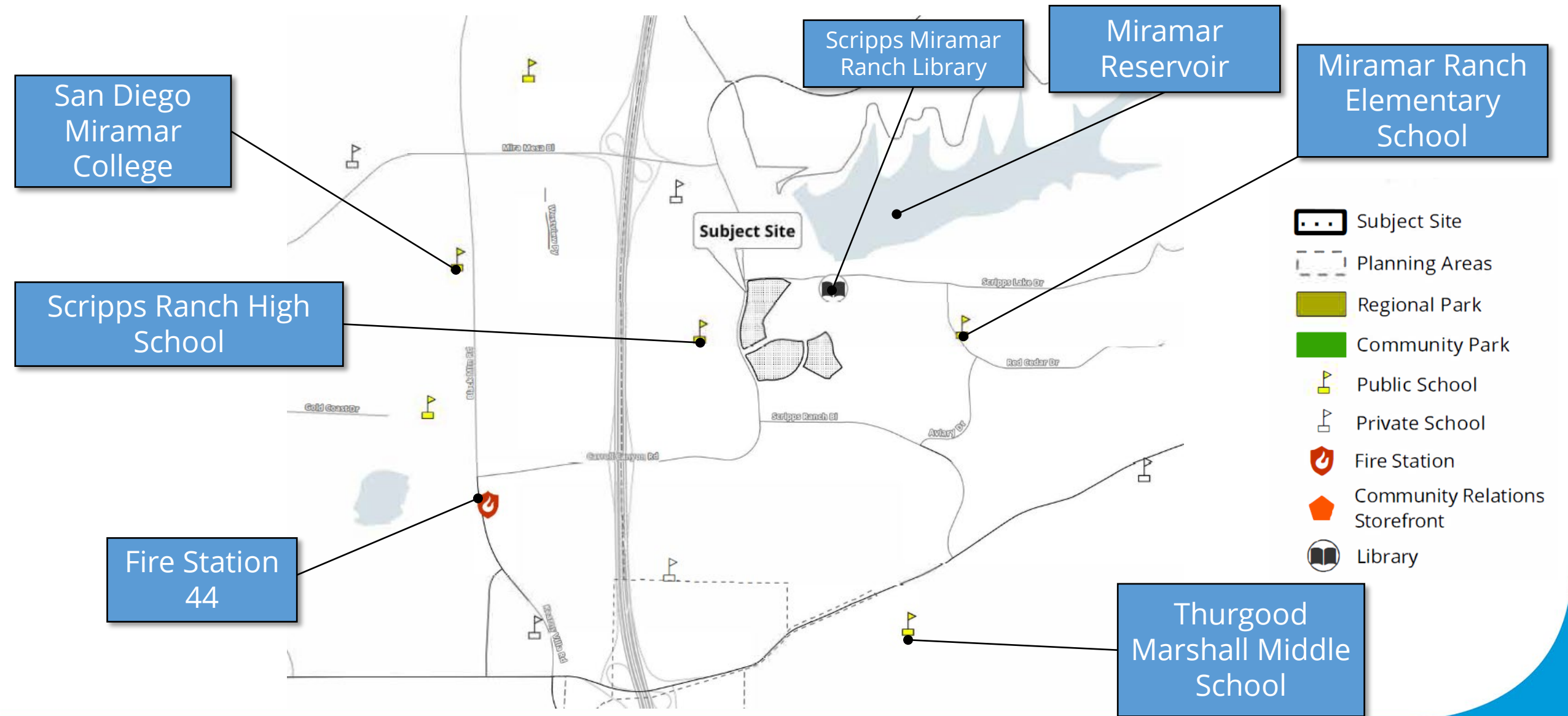


Proposed Bicycle Facilities

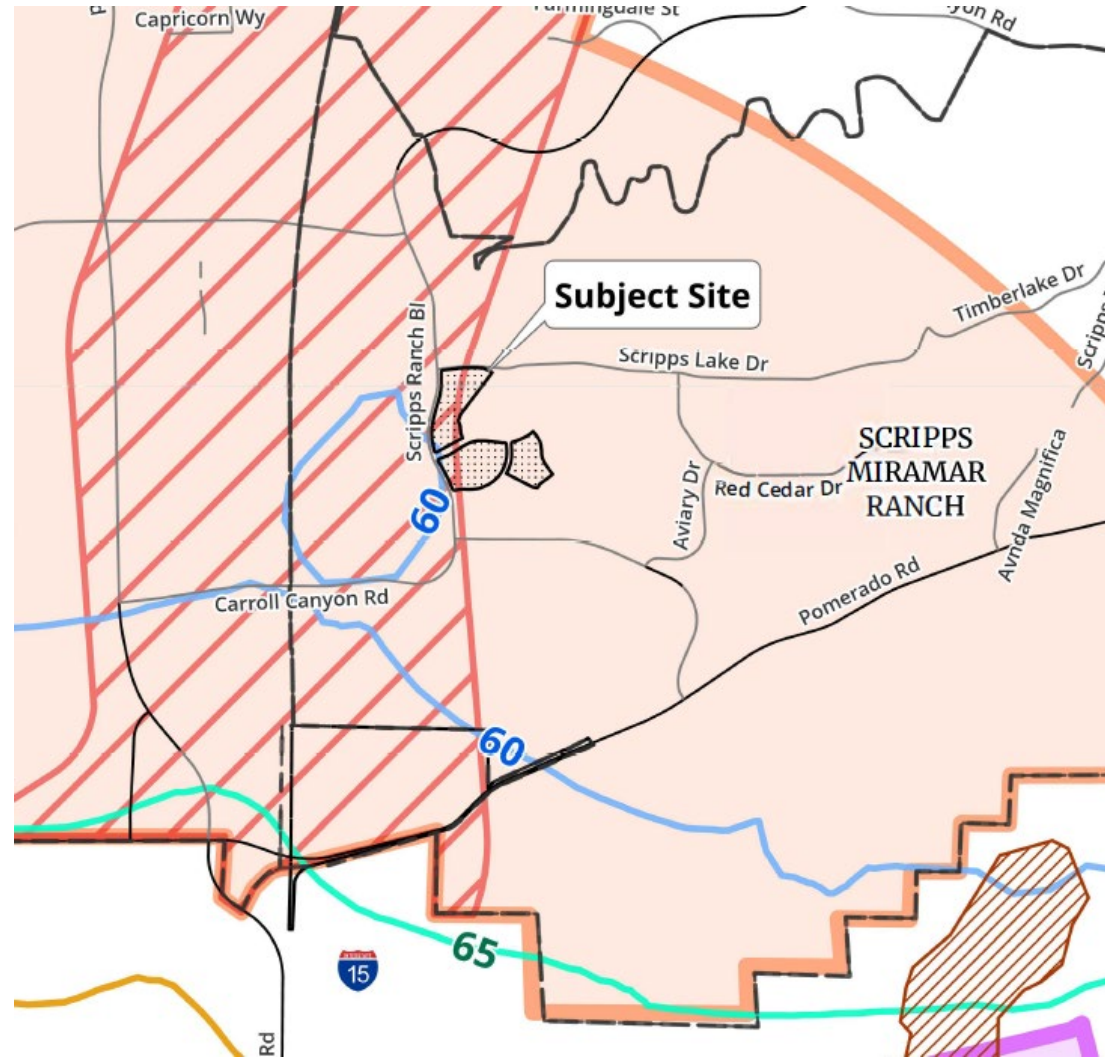
-  Class I - Bicycle Path
-  Class II - Bicycle Lane
-  Class III - Bicycle Route
-  Class IV - Cycle Track

Existing Bicycle Facilities

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



NOISE: Site is partially within the 60-65 dB Noise Contours



- 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 Equivelent Level (CNEL)
- 60
- 65
- 70
- 75
- City Wide and MCAS Miramar Overflight Area**
- Notification Area

Scripps Miramar Ranch Community Plan Area

Year	Homes	Population
2010	7,055	19,973
2023	7,709	20,591
Change between 2010-2023 (%)	654 (9.3%)	618 (3.1%)

SANDAG Data

Deed Restricted Affordable Housing: 0 (SDHC, July 2025)

Scripps Miramar Ranch Community Plan Area

Year	Jobs
2012	9,958
2022	10,928
Change between 2012-2022 (%)	970 (9.7%)

SANDAG Data

Prior Approvals

- 1986, Approved Planned Industrial Development Permit
 - Prohibited uses related to manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals
 - 1991, the existing building was developed
- 2021, Planned Industrial Development Permit Amendment
 - Allowed uses related to manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals in the IP-2-1 zone
- 4 of the 5 parcels remain vacant

Collocation/Conversion Study

General Plan policies

- Calls for Collocation/Conversion Study
- Evaluation of the Prime Industrial Land use criteria and factors

1. Consistency with Goals and Policies of the General Plan and Community Plan

The proposed amendment would implement General and Community Plan goals for:

- Providing infill housing located near employment, shopping, schools, recreation and transit.
- Promoting a variety of housing types and prices throughout the community.
- Opportunity for affordable homes in a high resource area.

2. Additional public benefit

- Provides more homes in under-utilized and vacant sites within the community.
- Potential to provide onsite public amenities such as recreational, public space, new or improved pedestrian paths, or connections to adjacent parks and public facilities.

3. Availability of Public Facilities

- All necessary public services appear available.
- Further analysis would be conducted as part of the Community Plan Amendment Process.

Scripps Ranch Planning Group

On July 3, 2025, voted:

- 14-2-2 to recommend approval of the initiation.

Initiation Issues to be Addressed

- Evaluation of the appropriate land use and zoning for the site.
- Analysis of the economic impact of removing the Prime Industrial designation.
- Analysis through a collocation study to demonstrate that the proposed residential use will not have any impacts upon industrial land uses within Scripps Miramar Ranch.
- Evaluation of the provision of parks and public spaces available to serve any future new residents at the subject site.

Initiation Issues to be Addressed (continued)

- Demonstration of efforts toward Affirmatively Furthering Fair Housing through the inclusion of affordable housing on site.
- Connectivity of pedestrian and bicycle facilities for improved integration.
- Review of pedestrian and vehicular circulation for safety, connection and access.
- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation.

Staff Recommendation

**INITIATE the plan amendment process to the
Scripps Miramar Ranch Community Plan**

Planning Department

Public Comment

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