

July 28, 2025

Honorable Planning Commissioners
7650 Mission Valley Rd.
San Diego, CA 92108

Honorable Planning Commissioners,

**RE: Item No. 6, SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND GENERAL PLAN AMENDMENT
INITIATION – Project No. PRJ-1135616**

On behalf of Murphy Development Company, managing member of Scripps Ranch Technology Park, LLC, adjacent land owner within the Scripps Ranch Business Park where Shea owns these parcels, we would like to express our support for the Shea Homes Community Plan Amendment Initiation. We believe the proposed Community Plan Amendment will allow Shea to provide much needed housing to an underserved housing market. There are several amenities in the vicinity of the project including schools, grocery stores, public transit, parks, and a library which would serve a residential development well. With respect to existing uses, we have seen colocation successfully executed within a business park setting in our Otay Mesa development and throughout San Diego County.

We support the removal of the Prime Industrial Lands overlay for this project because the goals of the Prime Industrial Lands overlay are more aligned with the communities of University City and Otay Mesa. In those communities, there are industrial uses located in the vicinity of other similar industrial land uses, universities, hospitals, and the international border. Prime Industrial Lands in those communities are appropriate because they are ideal locations to provide economic opportunities for industrial users. While the Scripps Miramar Ranch Community Plan supports a variety of commercial, industrial and residential uses, the Prime Industrial Lands designation is not necessary for the success of these uses.

As a landowner and stakeholder in the community, we fully support the proposed Community Plan Amendment Initiation and the forthcoming applications after this initiation hearing. We encourage the Planning Commission to support this Community Plan Amendment and allow this project to progress in the amendment, rezone, and overall permitting process.

Sincerely,



Kaitlin M. Arduino
President
Murphy Development Company



Jul 30, 2025

City of San Diego
City Administration Building
202 C St.
San Diego, 92101

Re: Proposed Housing Development Project at 2238 Calle Chanate

To: Planningcommission@sandiego.gov; farahmahzari@sandiego.gov;
kenmalbrough@sandiego.gov; kellymoden@sandiego.gov;
matthewboomhower@sandiego.gov; tedmiyahara@sandiego.gov;
danielreeves@sandiego.gov; jeanarenger@sandiego.gov;

Cc: cityattorney@sandiego.gov; cityclerk@sandiego.gov;
citymanager@sandiego.gov;

Dear San Diego Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 11-unit housing development project at 2238 Calle Chanate. These laws include the Housing Accountability Act (“HAA”), AB 130, and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct “a thorough analysis of the economic, social, and environmental effects of the action.” (*Id.* at subd. (b).)

2201 Broadway, PH1, Oakland, CA 94612
www.calhdf.org

Furthermore, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to section 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Furthermore, the project is eligible for a statutory exemption from CEQA pursuant to AB 130 (Pub. Res. Code, § 21080.66), which was signed into law on June 30, 2025 and effective immediately (Assembly Bill No. 130, 2025-2026 Regular Session, Sec. 74, available [here](#)). Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

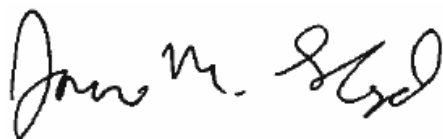
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: it will increase the city's tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

July 30, 2025

Planning Group Chair Kelly Moden
7650 Mission Valley Rd.
San Diego, CA 92108

Honorable Planning Commissioners,

**RE: Item No. 6, SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND GENERAL PLAN
AMENDMENT INITIATION – Project No. PRJ-1135616**

In addition to our letter of support which we sent in on July 28th, we wanted to further clarify our support. We own Lot 3 within Scripps Ranch Business Park III where Shea also owns multiple lots and for which they are making this request.

As previously stated, we are in support of removing the Prime Industrial Land overlay from this entire business park. Further, we support changing the land use designation for the subdivision to allow residential development.

We support Shea's request to rezone their parcels for residential use. In fact, we will be submitting an application for a similar rezone soon.

This development already has significant encroachment from non-prime industrial uses and is an ideal location for residential development.

Sincerely,



Kaitlin M. Arduino
President
Murphy Development Company