

San Diego Planning Commission Meeting

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Item 2: 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 #2
November 6, 2025

Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation: Land Use

- **1 Parcel – 6.06 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**

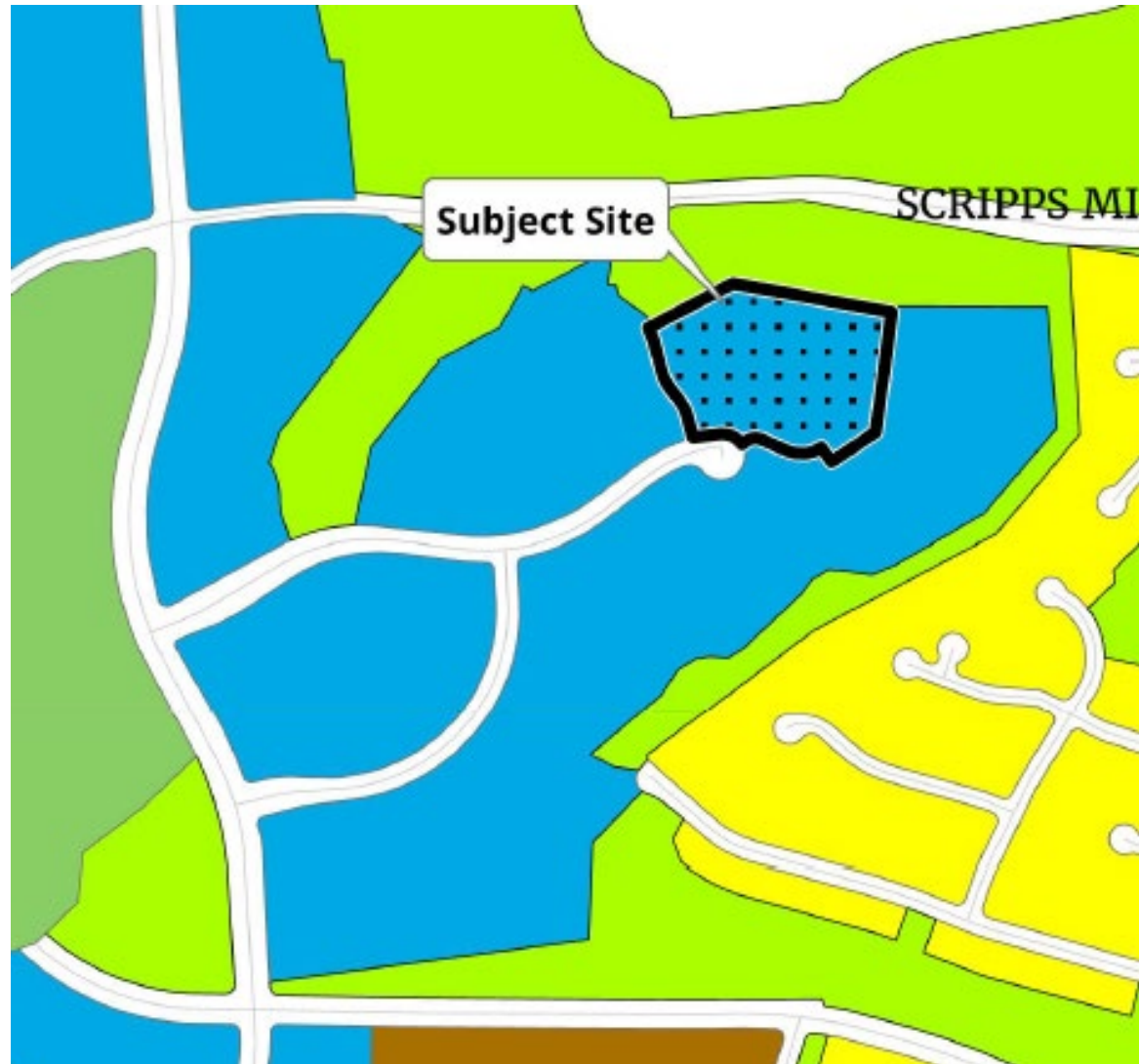
Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation: Housing Summary

- Could allow for 91 and 176 multifamily homes
- Within a Highest Resource Area

Subject Site:

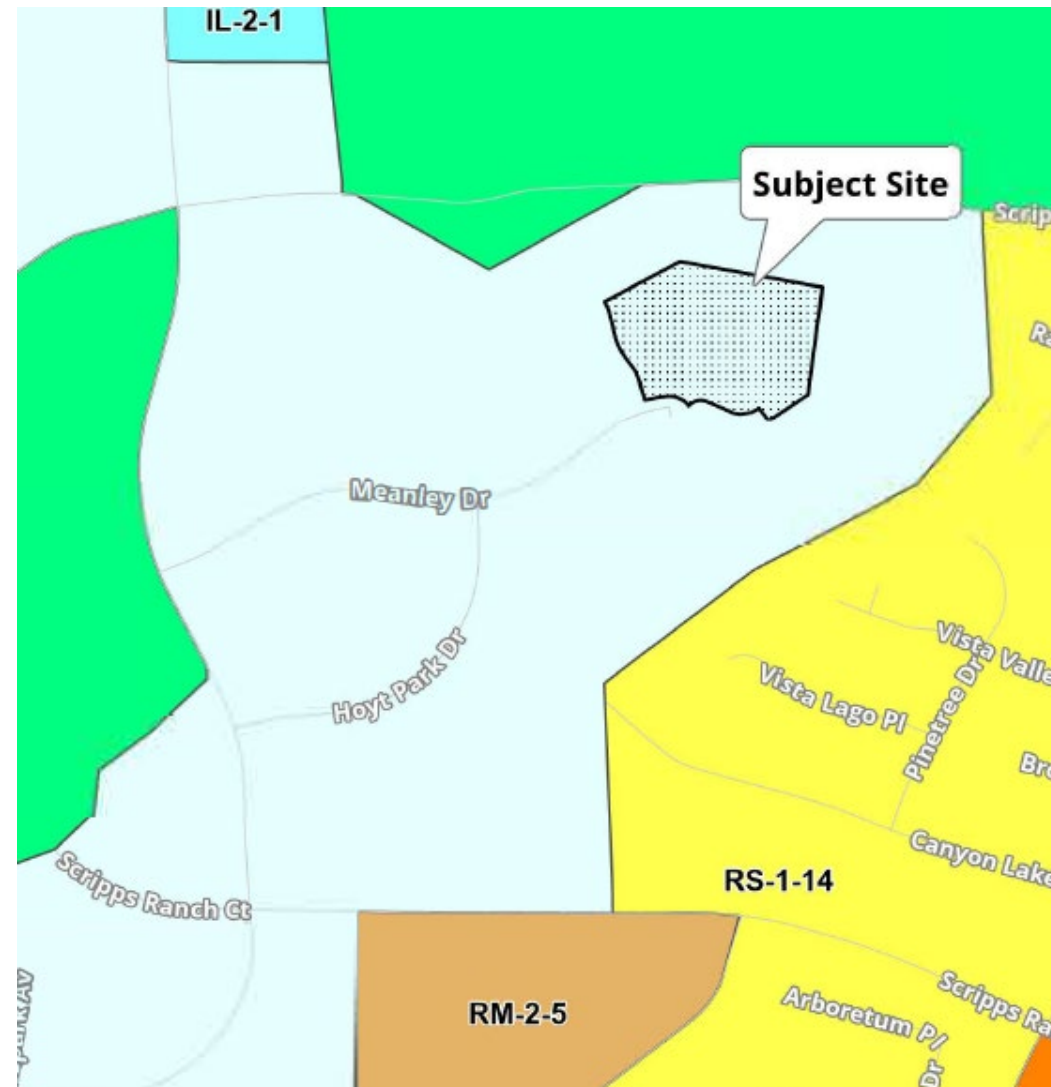
- Meanley Drive
- Existing Use:
 - Graded
 - Undeveloped
- Adjacent Uses:
 - Library
 - Open Space
 - Commercial Office
 - Light Industrial





Subject Site:

- IP-2-1
(Industrial Park)



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

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 October 2, 2025, voted:

- 16-1-0 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

Item #6