

General Plan Amendment / Community Plan Amendment Initiation

PRJ-1142792

City of San Diego Planning Commission

November 6, 2025

Scripps Ranch Technology Park, LLC
managed by Murphy Development
Company

Team Members:

R. Michael Murphy, Chairman
Kaitlin Arduino, President
Mike Arduino, Partner



Project Site
APN: 319-170-22-00



15

SCRIPPS RANCH
HIGH SCHOOL

CoreLogic

LOT
10

LOT
6

LOT
7

LOT
8

PARK

LOCKHEED MARTIN

Scripps Ranch Blvd

SCRIPPS RANCH

Carroll Canyon Road

Key Considerations:

- Develop and coordinate circulation plan to enhance multi modal transportation and pedestrians
- Preservation of existing Eucalyptus Grove and pathways
- Create connection to Public Library
- Non disturbance of Evans Pond- terrific natural occurring amenity
- Preservation and enhancement of Scripps Miramar Ranch's natural resources and open space
- Continued public access and connectivity
- Cultural Enrichment / Preservation of existing Historic Wall

GPA/CPA Initiation Project Milestones

- GPA/CPA Initiation Letter submittal to City Planning Department
- Present to Scripps Miramar Ranch Community Planning Group to seek a recommendation vote
- **GPA/CPA Initiation Public Hearing before Planning Commission**
- If approved, submit full GPA/CPA application to City
- Return to Scripps Miramar Ranch Community Planning Group for a recommendation on full GPA/CPA application

Conclusion

We respectfully request that the Planning Commission votes to approve of the Scripps Ranch Lot 3 General Plan Amendment & Scripps Miramar Ranch Community Plan Amendment Initiation request



Thank you!



- Legend
- Basemap Gallery
- Details
- Layers
- Info**

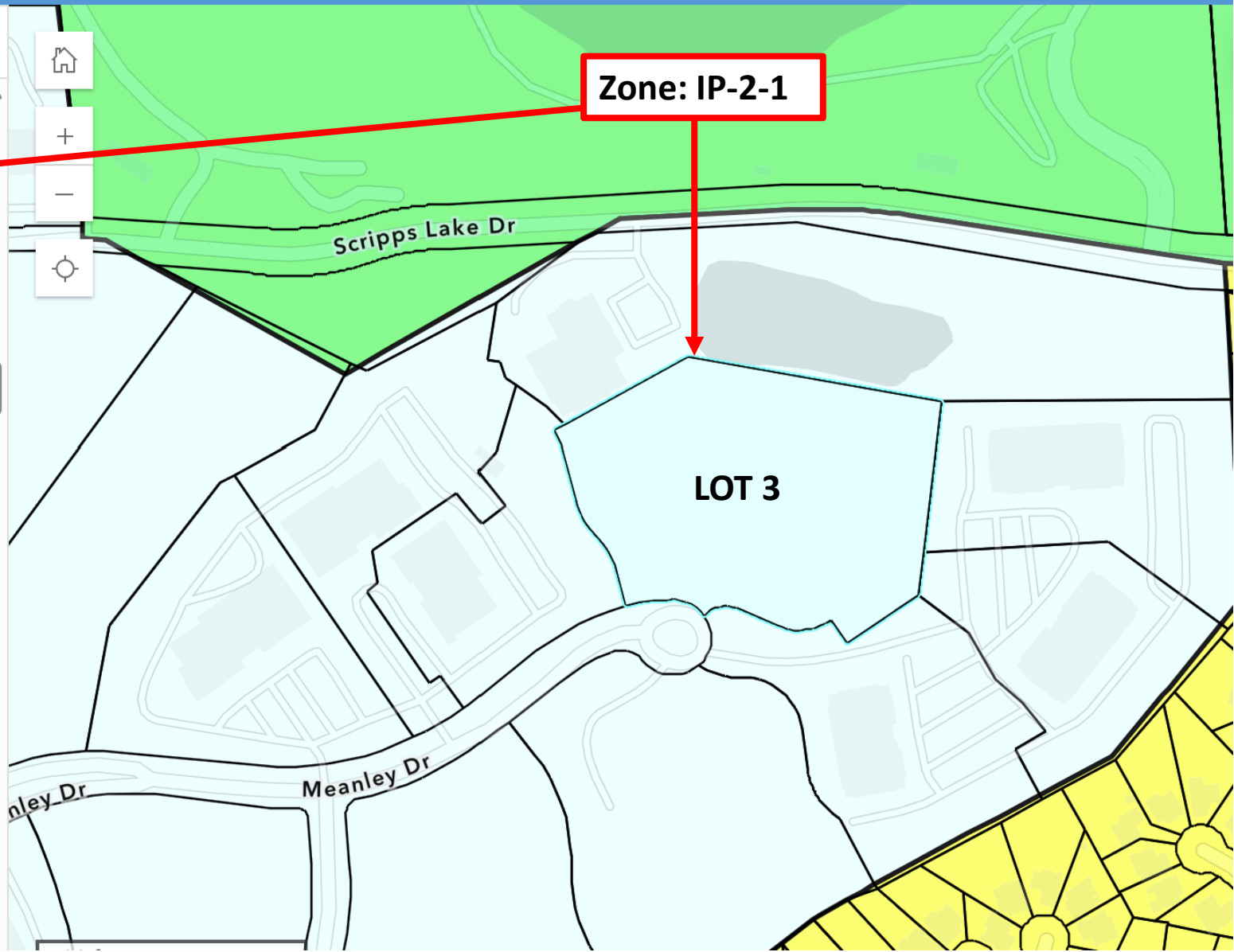
Info

Base Zone

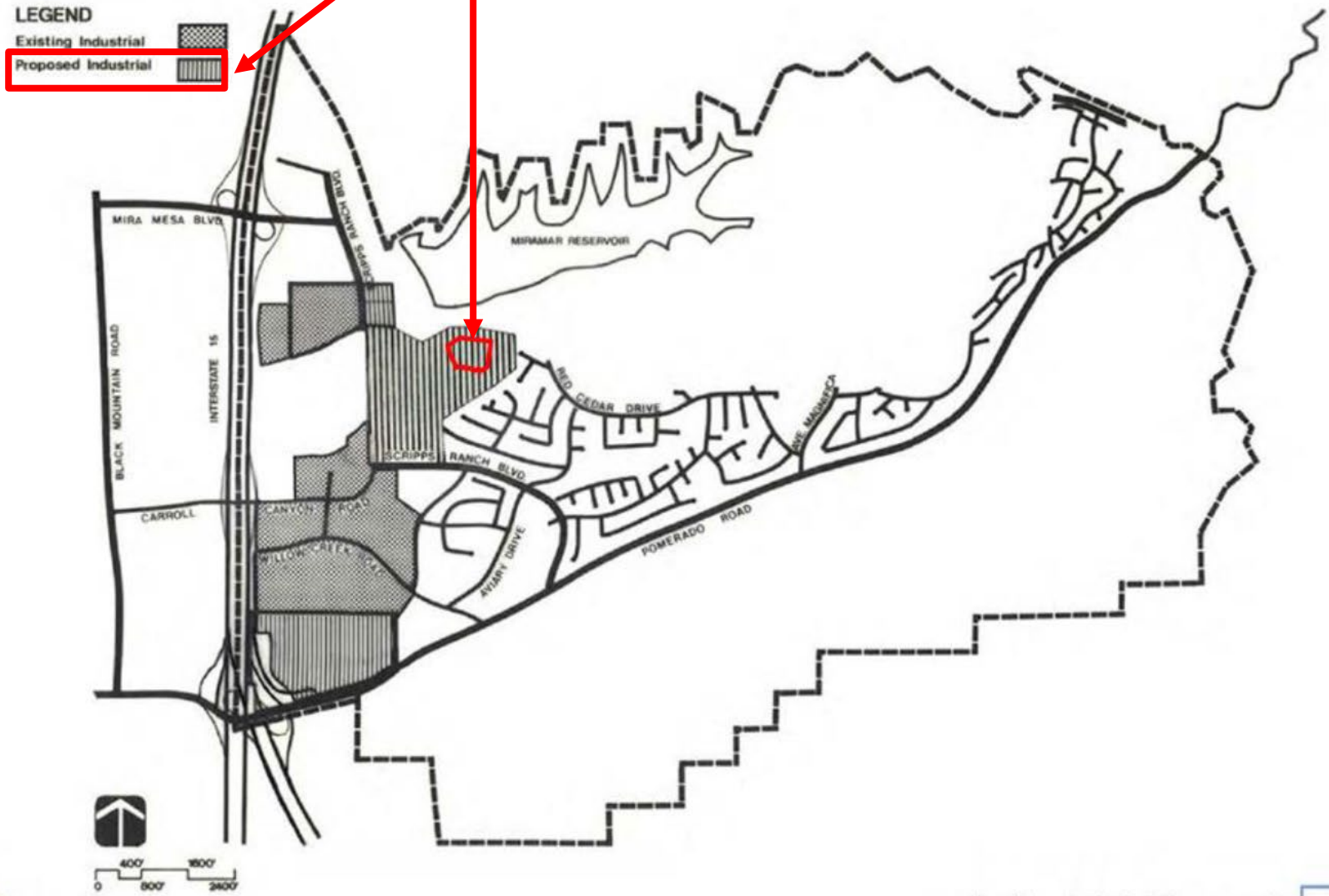
Zone Designation (OZM)	IP-2-1
	R-301263
	02/28/2006
Zoning Action Index (ZAI)	A-1-10
	O-16761 N
	11/18/1986
	M-IP
	O-16762 N
	11/18/1986

Overlay Zones

Airport Land Use Compatibility Overlay Zone (ALUCOZ)	Yes: MCAS Miramar
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	No
Coastal Height Limit	



Land Use Designation: Proposed Industrial



GPA/CPA Initiation request is consistent with Initiation Criteria

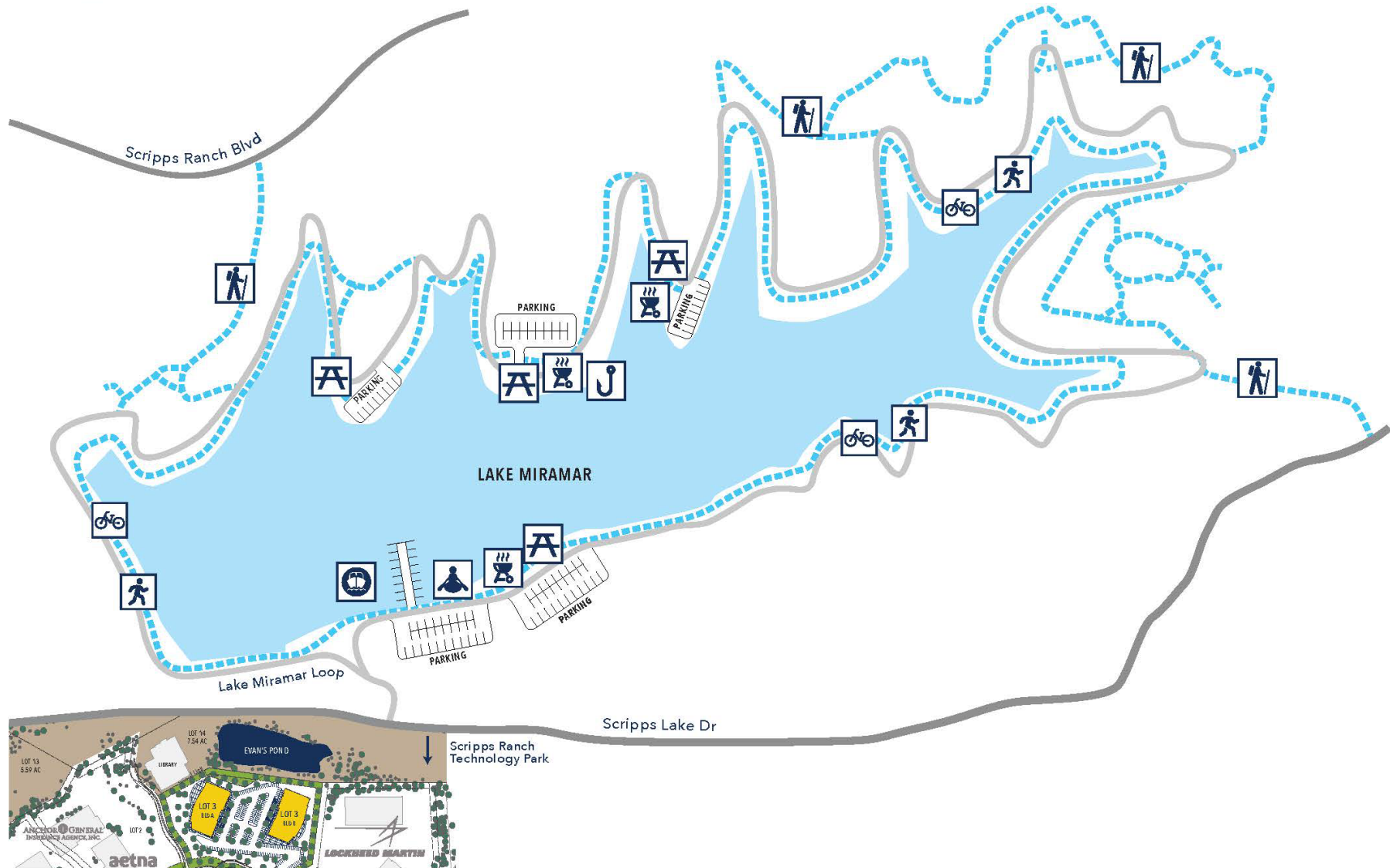
1. Appears to be consistent with the goals and policies of the General Plan and community plan
2. Amendment provides public benefit to the community as compared to the existing land use- residential uses provides diversity of housing near employment, shopping, schools, recreation, and transit.
3. Provides balanced housing opportunities consistent with the Scripps Miramar Ranch Community Plan
4. Public facilities are available to serve the proposed increase in density/intensity.

Current Step/Request: GPA/CPA Initiation

Initiation of a General Plan Amendment (GPA) and a Scripps Miramar Ranch Community Plan Amendment (CPA) to:

- Re-designate the property as Residential Medium
- Remove the Prime Industrial Lands General Plan designation

LAKE MIRAMAR



SCRIPPS RANCH | Surrounding Retail Amenities



1 SCRIPPS MARSHALL PLAZA SHOPPING CENTER

Black Mountain Bikes	Trader Joe's
Bruski Burgers & Beer	US Postal Service
Chen's Garden Restaurant	Value Cleaners
Chuck E. Cheese	Yummy Yogurt
Critter Cleaners	Board & Brew
Fish Boutique	
Java Mama	
Kappa Sushi	
Realty Executives	
Sombrero Mexican Food	
Stone Flats	
Supercuts	

4 EUCALYPTUS SQUARE

Carls Jr.	Scripps Hair & Skin Gallery
Chez Nous	Subway
Cleaners	Todo Sushia
Lisa Europa Salon	

2 MIRA MESA MARKET CENTER

Aaron Brothers	Islands
Albertson's	Jamba Juice
Barnes & Noble	Kinko's
Bath & Body Works	Longs Drugs
Buca di Beppo	Men's Warehouse
Cingular Wireless	Mimi's Café
Cold Stone Creamery	Old Navy
Daphne's Greek Cuisine	On the Border
Edwards Cinema	Pat & Oscars
Haircutters, The	Pick Up Stix
Happy Nails	Ross
Home Depot	Rubios

5 SCRIPPS RANCH VILLAGE SHOPPING CENTER

Carmelita's Taco Shop	Watami Sushi
Fitness Quest	U.S. Bank
Great Clips	Wells Fargo
Postal Annex	Z Pizza
Vons	Starbucks

3 SCRIPPS MESA VILLAGE

Chiropractor	Musical Children
Curves	San Diego Games & Comics
Nail Time & Spa	State Farm Insurance
Pizza Hut	Upscale Hair Gallery
Lucky Donuts & Deli	
Kazan Korean BBQ	
Denny's	
Ariana Kabob House	
Escape at Tiffany	
Loving Hut Vegan	

6 SCRIPPS RANCH SWIM & RACQUET CLUB

7 LAKE MIRAMAR BOAT & KAYAK RENTALS

8 BALLAST POINT BREWERY