

# San Diego Planning Commission Meeting

## PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

### Item 5: Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

#### **How to Speak to a Particular Item or During Non-Agenda Public Comment:**

**TO "RAISE YOUR HAND"**: click the button on your computer, tablet, or Smartphone, or by dialing **\*9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

**TO UNMUTE**: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial **\*6** on your phone.

City Planning Department

# Scripps Miramar Ranch Community Plan And General Plan Amendment Initiation

Item #5  
April 16, 2026

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

- **1 Parcel – 6.91 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 Land Designation**

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

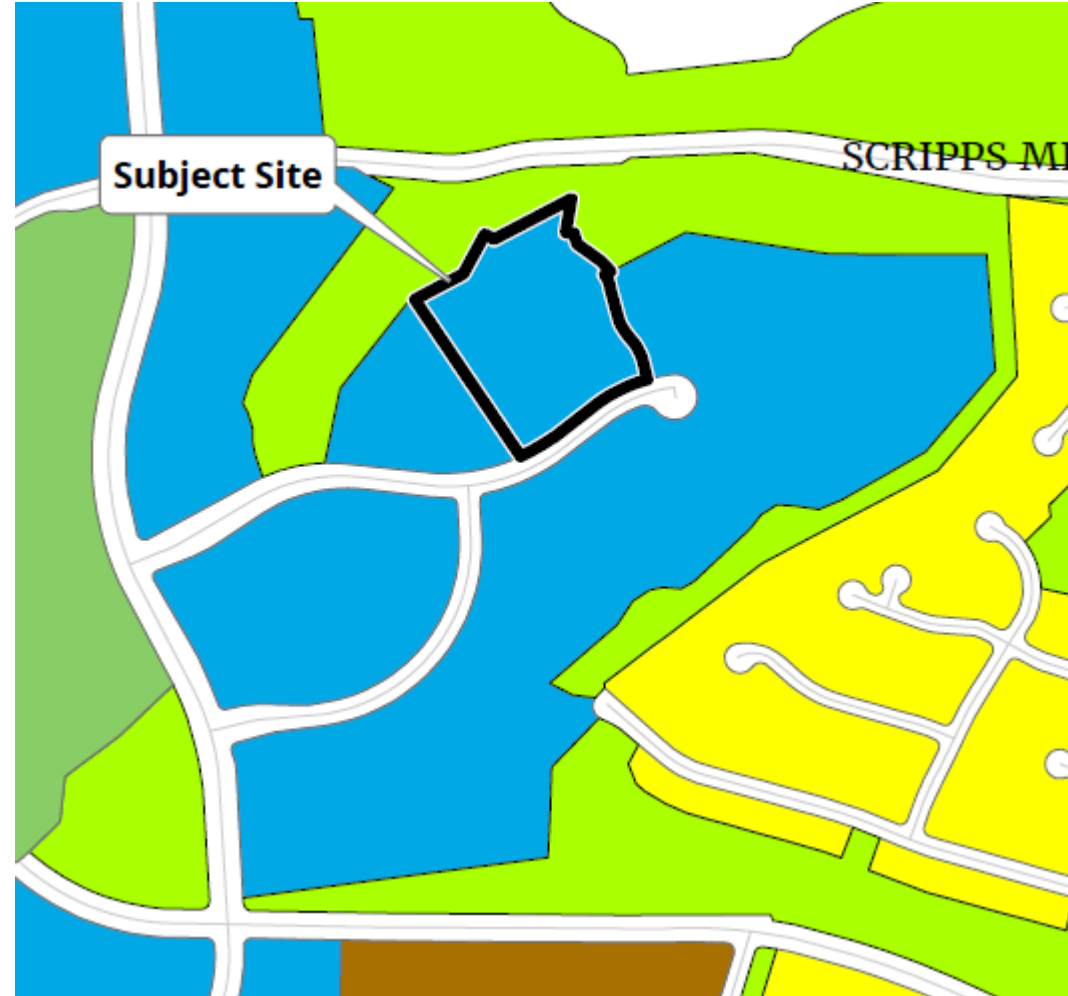
- Could allow between 104 to 200 multifamily homes
- Within a Highest Resource Area

## Subject Site:

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

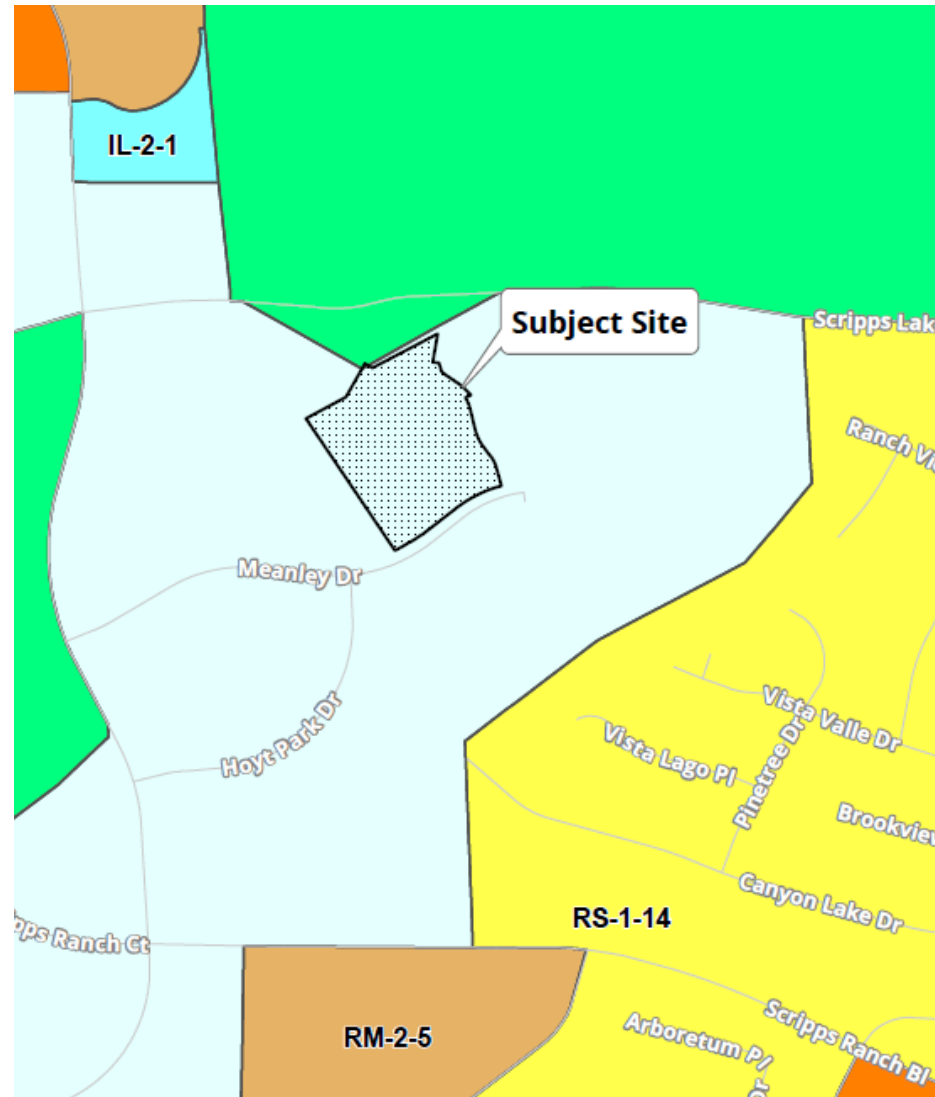


-  Subject Site
-  TOT LOT
-  PARK
-  RESIDENTIAL (3-5 DU/AC)
-  RESIDENTIAL (5-10 DU/AC)
-  RESIDENTIAL (10-15 DU/AC)
-  RESIDENTIAL (15-29 DU/AC)
-  COMMERCIAL RECREATION
-  COMMUNITY SHOPPING
-  NEIGHBORHOOD SHOPPING
-  PROFESSIONAL OFFICES
-  INDUSTRIAL PARK
-  OPEN SPACE
-  ELEMENTARY SCHOOL
-  SECONDARY SCHOOL
-  UNIVERSITY



### Subject Site:

- IP-2-1  
(Industrial Park)



## 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 market-rate and affordable homes within a high resource community that has existing amenities
- 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 March 5, 2026, voted:**

- 10-9-0 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 #5