



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 8, 2026 REPORT NO. PC-26-013

HEARING DATE: April 16, 2026

SUBJECT: Scripps Miramar Ranch Community Plan and General Plan
Amendment Initiation

PROJECT NUMBER: PRJ-1152078

OWNERS/APPLICANTS: Meritage Homes & Space Scripps, LLC

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Scripps Miramar Ranch Community Plan to redesignate a parcel located at 10256 and 10260 Meanley Drive (APN: 319-170-3700 and 319-170-3800), totaling 6.91-acres, from Industrial Park to High-Medium Residential Density (15-29 du/ac) and an amendment to the General Plan to redesignate from Industrial Employment to Residential and to remove the Prime Industrial designation?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On March 5, 2026, the Scripps Miramar Ranch Community Planning Group voted 10-9-0 in support of initiating an amendment to the Scripps Miramar Ranch Community Plan (Attachment 1).

City of San Diego Strategic Plan: The proposed amendment to the Scripps Miramar Ranch Community Plan implements the Strategic Plan's Priority Area: Create Homes for All of Us by increasing opportunities for more homes.

Environmental Impact: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Considerations: None. All costs associated with this action are paid from a deposit

account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The subject site, totaling 6.91 acres, is designated Industrial Park in the Scripps Miramar Ranch Community Plan and does not allow residential development. If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone could allow residential development with a range between 104 and 200 multifamily homes based on the proposed High-Medium Residential Density (15-29 du/ac) community plan land use designation.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor of or in denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The Scripps Miramar Ranch Community Plan

The Scripps Miramar Ranch Community Plan was adopted on July 18, 1978. The community planning area spans 4,365 acres. The Community Plan contains goals and policies primarily addressing land use, mobility, public facilities, urban design and sensitive resources.

Site Location

The location of the proposed community plan amendment initiation for the project site is at Lot 2 of Scripps Ranch Business Park (APNs: 319-170-3700 and 319-170-3800), which is within the Scripps Miramar Ranch Community Planning Area, as shown in Attachment 2.

Existing Land Uses

The existing land use for parcels APN 319-170-3700 (10256 Meanley Drive) and APN 319-170-3800 (10260 Meanley Drive) is Office Commercial.

Accessor Parcel Number	Street Address	Existing Use	Acres
319-170-3700	10256 Meanley Drive	Office Commercial	3.78
319-170-3800	10260 Meanley Drive	Office Commercial	3.13

Existing Adjacent Land Uses

The Scripps Miramar Ranch Branch Library and open space are north of the subject site. An undeveloped, graded open lot is east of the subject site. Light Industrial use is west of the subject site. There are an undeveloped lot and a dog park south of the subject site.

Adjacent Community Plan Land Use Designations

The community Plan designates land use as Open Space north of the subject site and Industrial Park to the east, west, and south of the subject site.

Community Plan Use Designation

The Scripps Miramar Ranch Community Plan designates the subject site as Industrial Park, as shown in Attachment 3. Industrial Park-designated properties within Scripps Miramar Ranch are located along the western portion of the community. The Community Plan Industrial Element's goal is to encourage the development of a prestigious industrial park that minimizes pollution and provides desirable employment opportunities.

General Plan

The General Plan Land Use Element designates the subject site as Industrial Employment, which accounts for five percent of designated land use citywide. As of 2023, Industrial Employment accounted for 37 percent (1,339 acres) of all vacant land within the city. The Economic Property Element designates the subject site as Prime Industrial.

Zoning

Base Zone: The subject site is in the IP-2-1 (Industrial-Park) base zone, as shown in Attachment 4. This zone allows a mix of light industrial, research and development, and corporate office uses.

Overlay Zones: The subject site lies within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) – Marine Corps Air Station (MCAS) Miramar, as shown in Attachment 5.

Mobility

Transit: The subject site is not located within a Transit Priority Area. The site is also located within Mobility Zone 4 and served by Metropolitan Transit Service (MTS) bus route 964. Multiple bus stops are located along Scripps Ranch Boulevard, as shown in Attachment 6.

Streets: The subject site has a single access point from Meanley Drive, which connects to Scripps Ranch Boulevard, a 4-lane major street to the west. Scripps Lake Drive is a 2-lane residential collector street to the north, which shares no direct access to the subject site, as shown in Attachment 7.

Bicycle: The nearest bicycle facility is an existing Class II bicycle lane along Scripps Miramar Boulevard. Meanley Drive does not have any existing bicycle facilities, as shown in Attachment 8.

Existing Public Facilities and Services

Existing public facilities and services in the Scripps Miramar Ranch community planning area are depicted in Attachment 9 and consist of:

Schools: Multiple schools in the Scripps Miramar Ranch Community Planning Area serve the subject site. Three schools are located within two miles of the subject site; Scripps Ranch High School (public) is about 0.3 miles east of the subject site, across Scripps Ranch Boulevard, Thurgood Marshall Middle School (charter) is about 0.9 miles from the subject site, and Miramar Ranch Elementary School (public), is located approximately 0.4 miles east of the subject site in the Scripps Miramar Ranch Community Planning Area.

Parks: The subject site is less than one mile from the Miramar Reservoir and about a half mile from Hoyt Park. A dog park is just south of the subject site across Meanley Drive.

Library: The Scripps Miramar Ranch Branch Library is adjacent to the north of the subject site.

Public Safety: The subject site is served by the Police Department's Northeastern Division Station. The nearest fire station is San Diego Fire Station No. 44, located approximately 1.1 miles west of the subject site.

Commercial Services: The subject site is approximately 0.3 miles from commercial services and retail stores along Hibert Street.

Housing and Population

Existing: In 2023, the [San Diego Association of Governments](#) (SANDAG) estimated that the Scripps Miramar Ranch Community Planning Area had a population of approximately 20,591 people. This is a three percent increase from SANDAG's estimated 19,973 household population in 2010. In 2023, the community had 7,709 homes, of which 5,034 were single family-detached, 1,156 were single family-attached, and 1,519 were multifamily homes. Between 2010 and 2023, the community added 654 homes, representing a nine percent increase. The community has approximately 2.68 persons per household.

Year	Homes	Population
2010	7,055	19,973
2023	7,709	20,591
Change	654	618

SANDAG: Housing & Population Estimates, 2010 and 2023

Forecast: According to the SANDAG forecast, the Scripps Miramar Ranch Community Plan area could have up to 7,793 homes by 2050, which would be 84 more homes than as of 2023, based on the current adopted community plan land use.

Affordable Housing

According to the [San Diego Housing Commission](#), there are no deed-restricted homes in the Scripps Miramar Ranch Community Planning Area.

Employment

Land designated as Prime Industrial Land supports base sector industries, helping to

attract investment and stimulate economic development. According to the U.S. Census, an estimated 10,678 people were employed in the Scripps Miramar Ranch Community Planning Area in 2022. This is a 17.1 percent increase from the approximately 9,119 people employed in the community in 2012.

Year	Number of Jobs
2012	9,119
2022	10,678
Change	1,559

U.S. Census OnTheMap Primary Jobs, 2012 and 2022

Opportunity Area

The 2025 California Tax Credit Allocation Committee Opportunity Area Map shows that the subject site is within the Highest Resource area, which has a dense concentration of place-based opportunities such as jobs, high-performing schools, and lower exposure to environmental hazards and pollutants. The map shows the opportunity areas by census tracts based on economic, environmental, and educational indicator scores.

Other Ongoing Planning Efforts

Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation: On November 6, 2025, the Planning Commission approved a community plan amendment initiation to redesignate one 6.06-acre parcel located at Meanley Drive, from Industrial Park to High-Medium Residential Density (15-29 du/ac) in the Scripps Miramar Ranch Community Plan, and to redesignate from Industrial Employment to Residential and remove the Prime Industrial designation in the General Plan.

Scripps Miramar Ranch Community Plan and General Plan Amendment Initiation: On July 31, 2025, the Planning Commission approved a community plan amendment initiation to redesignate five parcels, totaling 28.48-acres, located at the intersection of Scripps Lake Drive and Scripps Ranch Boulevard, from Industrial Park to High-Medium Residential Density (15-29 du/ac) in the Scripps Miramar Ranch Community Plan, and to redesignate from Industrial Employment to Residential and remove the Prime Industrial designation in the General Plan.

Renzulli Community Plan Amendment: On February 13, 2020, the Planning Commission approved a community plan amendment initiation on a 40.76-acre site located at 11495 Cypress Canyon Road. The applicant is proposing a total of 112 homes, including 100 market-rate single-family residences and 12 affordable multifamily homes.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Scripps Miramar Ranch Community Plan

to redesignate a 6.91-acre site located at Meanley Drive from Industrial Park land use to High-Medium Residential (15-29 du/ac), a General Plan amendment to redesignate the site from Industrial Employment to Residential and a corresponding rezone. The current land use designation does not allow homes to be developed, while the proposed land use designations would allow a range between 100 and 204 multifamily homes, which would be consistent with the maximum permitted base density under the RM-2-5 zoning designation.

Industrial Land Uses

The Community Plan designates the site as Industrial Park, which allows a wide variety of industrial uses that include light manufacturing and research and development uses. The Community Plan recommends maintaining Industrial Park areas in Scripps Miramar Ranch to support the development of light manufacturing. The Community Plan aims to encourage the development of a prestigious industrial park that minimizes pollution and provides desirable employment opportunities. In 1986, an amendment to the Community Plan shifted approximately 100 acres of residential land to industrial land use, bringing the total to 390 acres of industrial land. This shift of land included the subject site, which is a part of the Scripps Ranch Business Park.

The Community Plan states that the Scripps Ranch Business Park should be developed under a Planned Industrial Development permit, which would promote the preservation of usable open space and recreational facilities for employee use during lunch hour, after work, or on weekends. In 1986, the subject site was included in the approved Planned Industrial Development (PID No. 85-0762). The approved Planned Industrial Permit prohibited the subject site from the following uses: manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals. In June of 2021, an amendment was made to the Planned Industrial Development permit to eliminate the use restriction to support the development of the property to include manufacturing, fabricating, assembly testing and processing of drugs and pharmaceuticals.

Prime Industrial Lands

The subject site is designated in the Economic Prosperity Element of the General Plan as Prime Industrial Land, as shown in Attachment 10. Most of the land set designated for industrial use within Scripps Miramar Ranch is included within the Prime Industrial Lands designation in the General Plan. Prime Industrial Land supports export-oriented base sector activities such as research and development, heavy or light manufacturing, and warehouse distribution. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The identification of Prime Industrial Lands is intended to protect valuable employment land for base sector industries.

Collocation/Conversion

General Plan policy EP-A.6 calls for considering potential opportunities to allow residential uses to support industrial employee housing needs, based upon co-location studies to ensure land use compatibility. Policies EP-A.13(c) and EP-A.20 calls for an evaluation of the Prime Industrial Land use criteria in Appendix C, EP-1, the collocation/conversion suitability factors in Appendix C, EP-2 and the potential contribution of the area to the local and regional economy when considering residential conversion or collocation in industrial land areas.

Airport Land Use Compatibility

The City implements Airport Land Use Compatibility Plans (ALUCPs) affecting land use within the City, including Marine Corps Air Station (MCAS) Miramar, with the ALUCOZ. The subject site is approximately 2.8 miles from the closest runway at MCAS Miramar. The ALUCOZ implements the adopted ALUCP for MCAS Miramar to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection and aircraft overflight. The ALUCOZ would require the Airport Land Use Commission to provide a consistency determination with the ALUCP for the proposed community plan/General Plan amendment and rezone.

Initiation Criteria

The City is unique among jurisdictions and the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The purpose of the initiation is to focus upon the fundamental question of whether the proposed change to the General Plan and/or a community plan is worthy of further analysis based upon compliance with the initiation criteria in the General Plan (Policy LU-D.11). The staff recommendation of approval or denial of the initiation is based upon compliance with all three initiation criteria. The City Planning Department has provided an overview of how the proposed amendment addresses the following initiation criteria:

- (a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendments to redesignate the 6.91-acre property to High-Medium Residential (15-29 du/ac) and remove the Prime Industrial Lands designation would assist in providing for a variety of housing types and sizes in a high resource area and would promote an appropriate mix of land uses and densities to achieve citywide housing and climate goals. The proposed amendments would also support the General Plan City of Villages strategy which encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. The subject site would provide an

opportunity for housing located near employment, shopping, schools, recreation, transit, and pedestrian and bicycle infrastructure consistent with General Plan Housing Element Policy HE-A.2 and City of Villages strategy.

The proposed amendment would help to promote a variety of housing types and prices throughout the community in support of the citywide concept of balanced housing opportunities consistent the Scripps Miramar Ranch Community Plan residential objectives. Currently, there are no deed-restricted affordable homes in the community. The applicant anticipates providing on-site affordable housing. The proposed amendment would provide opportunities for affordable homes in a high resource area to support affirmatively furthering fair housing consistent with the General Plan Housing Element.

The General Plan anticipates that most development will occur through infill development and redevelopment to help provide for needed homes, jobs, and services in our communities while reducing our environmental impact and improving air quality due to limited availability of undeveloped land. The subject site provides an opportunity to support the goal to create residential densities that support new housing opportunities and meet the community's housing demand, aligning with General Plan Housing Element. New homes at this location could provide opportunities for people to live near the employment opportunities consistent with General Plan Economic Prosperity Element Policy EP-A.6.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

While the need to maintain capacity for future base sector industries is a General Plan goal, the proposed General Plan and Community Plan Amendments create the opportunity to meet additional General Plan goals and policies by providing more homes in an under-utilized and vacant site within a high resource community that is adjacent to an employment center and near public facilities and amenities that is compatible with residential uses. The proposed amendments have the potential help continue to further the City's goal of adding multifamily homes to meet the needs of an underserved renters and homebuyer demographic in a manner that is consistent with the existing land uses, aligning General Plan policies to affirmatively further fair housing by providing affordable housing, where previously planned industrial uses have not materialized for decades.

The amendment also creates the opportunity for additional onsite public amenities such as recreational, public space, new or improved pedestrian paths, or connections to adjacent parks and public facilities character to align with General

Plan goals and policies including the Housing Element Objective to create vibrant and equitable communities. If initiation is granted by the Planning Commission, the applicant will work closely with the public to identify opportunities and design features that would enhance the site.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities will be performed with the amendment's review.

Issues

The following issues have been identified by City staff. If initiated, staff would work with the applicant to address the following issues, as well as others that may be identified, through the community plan amendment review process:

Land Use Designation

- Evaluation of the appropriate land use designation and zoning for the site.
- Analysis on the economic impact of removing the Prime Industrial designation, in particular, potential impacts on employment and availability for future industrial, research and development and corporate office uses.
- Analysis through a co-location study consistent with General Plan Policy EP-A.13(c) to demonstrate that the proposed residential land use will not have any impacts upon industrial land uses within the Scripps Ranch community planning area, and conversely, that nearby industrial uses will not have any impacts upon the proposed residential land use.

Housing

- Demonstrate that the proposal is consistent with the Housing Element's goals and efforts toward Affirmatively Furthering Fair Housing through the inclusion of affordable housing on site.

Community Facilities

- Evaluation of the provision of parks and public spaces available to serve any future new residents at the subject site.

Mobility

- Connectivity of pedestrian and bicycle facilities to better integrate the site with surrounding development and nearby parks and schools.

- Review of pedestrian and vehicular circulation for safety and connection on the site as well as review of pedestrian/vehicular access into the property.

Site Design

- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation.
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development.
- Evaluation of building and site design elements to address compatibility.

Conclusion

Staff believes the proposed amendment meets the necessary criteria for initiation and recommends initiating the community plan amendment process, although staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Matthew Nasrallah

Matthew Nasrallah
Associate Planner
City Planning Department

Seth Litchney

Seth Litchney
Deputy Director
City Planning Department

Attachments:

1. Scripps Ranch Planning Group Draft Meeting Minutes
2. Aerial Imagery Map
3. Community Plan Land Use Map
4. Zoning Map
5. Airport Overlay Zones Map
6. Transit Route Map
7. Roadway Classifications Map
8. Bicycle Facilities Map
9. Public Facilities Map
10. Prime Industrial Land Use Map
11. Applicant's Initiation Request Letter
12. Ownership Disclosure Statement

Scripps Ranch Planning Group

Scripps Ranch Civic Association Community Center
11885 Cypress Canyon Road, San Diego, CA 92131

Draft Meeting Minutes for Thursday March 5, 2026, 7:00pm

- I. 7:03pm:** Regular Meeting – Call to Order, Introductions, Member Roll Call: Jill Arnold, Daniel Brast, Gwendolyn Bandt, Lorayne Burley, William Crooks, Julie Ellis, Stuart Gross, Victoria LaBruzzo, Shauna Lindsay, John Lyons, Jenny Marshall, Marian Marum, Sara McClain, Bob Petering, Alexander Petrovic, Kelli Richard, Lin Schoeneberg, Tamar Silverstein, Sandy Wetzel-Smith
Absent: Gordon Boerner, Dennis Engler, Reg Kobzi, Wally Wulfeck.
- II.** Approval of February meeting minutes: Motion/2nd: Julie/Gwen 16-0-3 (3 abstain due to absence),
Approval of the Agenda: Motion/2nd: Bill/Shaua 18-0-0
- III.** Non-Agenda Public Comment (2 min each) None
- IV. 7:10pm: Announcements:**
- A.** MCAS Miramar Update (Kristin Camper) Not Present (NP)
- B.** Mayor Todd Gloria (Lucero Maganda) NP
- C.** Planning Department (Matthew Nasrallah) NP
- D.** San Diego City Councilmember Marni von Wilpert District 5 (Alicia Gregory) Updates on the following topics: 1. Empty Homes Tax on Ballot in June with many exclusions to be exempt from this tax. 2. SB79 State Legislation for Housing near Transit Centers is coming to City Council. 3. Budget Hearings are upcoming, so send in your input for next week's meeting. 4. Updating the Land Development Code in the next 2 months.
- E.** San Diego City Councilmember Kent Lee District 6 (Isabella Kalivas) Updates on the following topics: 1. Patching of Potholes will start at the beginning of March as we're waiting on the Fall 2026 Clear Water Project to be completed, and patching will start after the Water project is completed. Street Strip Painting Plans have not been announced yet. 2. Budget Town Halls will start the week of May 2026, to be held at UC Library and Mira Mesa Library. Request clarification of middle management salary changes if any.
- F.** San Diego County Supervisor Joel Anderson District 2 (Sonia) Announced a host of activities planned, such as Internet Safety Workshop, Applications are being accepted for new volunteers.
- G.** California Assemblymember Carl DeMaio 75th District (Payton Galvez) NP
- H.** California Senator Brian Jones 40th District (Marc Schaefer) Announcements: It's his final year in office. 1. Working on Homeowners Deed and Title Fraud Cases. 2. Energy Commission and Economic Impact Transparency. 3. Cancer Registry Notifications 4. Vehicle Milage Tax Study. 5.

Woman of the Year Ceremony is open to the public and will be held next week. 6. Upcoming Blood Drive. 7. In May, planning on working with Small Businesses and Non-Profit Organizations.

- I. United States Congresswoman Sara Jacobs 51st District (Kate Needham-Cano) N.P.
- J. Scripps Ranch Civic Association (Bob Ilko, President/Melanie Wilson, Chair) N.P.

V. 7:40pm Information and Action Items

- A. Info Item – Election Results: All those up for re-election were elected tonight, which includes Jill, Gwen, Daniel, Gordon, Reg and Sandy.
- B. Info Item – Board Resignation/Recognition: Service Awards presented to Doug Kurtz for 8 years, Jenny Marshall for 11 years and Jason Minter (absent) for 4 years. All three have resigned board positions. Doug Kurtz will continue to co-lead MRN MAD subcommittee with Marian Marum, Jenny Marshall has offered her expert assistance as needed for ad hoc committees.
- C. Action Item – Scripps Meritage Homes Initiation Support Request (Cara Wright, Entitlements Manager) Showed preliminary plans of the project for Lot 2 of the Meanley Drive Business Park. Project plans to encompass three story homes with garage on the first floor, living areas on the 2nd floor and bedrooms on the 3rd floor. The plans are to build about 80-90 homes with 2 car garages. This style of home can be seen in Orange County, Anaheim, San Marcos areas with current construction in La Mesa. The new homes will not encompass any gas hook ups, so all will be fully electric. The Affordable Housing of maybe 10% is projected to be Onsite. The homes will range in size from 1700-2000 square feet. We discussed the Land Zoning Use of Prime Industrial and the history of why the land was designated as such, for residents to be able to live and work in Scripps Ranch. We discussed the Hibert Ministerial project ongoing and the Discretionary Approval Process with the City and the Zoning Change Request Requirement. We took a vote. Motion/2nd: Lorayne/Marian: 10-9-0 Pass, To support the Initiation Request of Meritage Homes, so the Research Studies can start and the reports will be submitted to the City and SRPG community. This vote in no way is a vote to support the project, just to start research studies.
- D. Info Item – Ad hoc subcommittees for Murphy & Ascent – Scripps Meritage: Name change to Ad Hoc Business Park Subcommittee to encompass all sites on business park land, such as Shea Homes, Meritage and Murphy & Ascent. Interested members not to exceed 12 are: Shauna, Julie, Lin, Bob, Kelli, Jenny, Bill, Sara, John, Victoria.
- E. Info Item – Ad hoc subcommittee for Meanley Park Issues (Joint with SRCA) Bob Ilko will take the lead on this project, so if you're interested in joining, contact Bob.

VI. 8:40pm Reports:

- A. MCAS Miramar Report (John Lyons) No meeting held, No report.
- B. Miramar Ranch North Subcommittee (Marian Marum) Projects working on include Water Supply Issues, Working with City, and Future Plant Replacements.
- C. Rancho Encantada Subcommittee (Kelli Richard) Nothing to Report (NTR)
- D. Scripps Miramar Ranch Subcommittee (Reg) Not Present
- E. Ad Hoc Committee for Shea Homes Development (Victoria LaBruzzo) Open House this month at the Harland Brewery on 19th March to show the public the project.
- F. Ad Hoc Committee on AB 3074 (Kelli Richard) Zone Zero is now a law.



- G. Ad Hoc Committee on Renzulli Project (Victoria LaBruzzo) NTR
- H. SRPG Chair's Report (Victoria LaBruzzo) The project 'A Seat at the Table' is still moving forward. The City Council Appeals Fees waiver for CPGs was taken away a few years ago. The new LDC Update are project the fee to be \$2,000 instead of the \$1000. There are now 3 developers who want to build housing across from the Scripps Ranch High School. This information should be displayed prominently on the SRCA Newsletter, to inform the public.

VII. 9:02pm: Adjourn for Next Regular Meeting: – Thursday, April 2, 2026 SRCA Community Center 11885 Cypress Canyon Road

CPC Alternates – Bill Crooks & Wally Wulfeck, Meeting Set Up & Newsletter Coordinator – Kelli Richard, Roster & Election Committee Chair – Wally Wulfeck

Agenda times are approximate. Items may be heard before, on, or after listed times. If you would like to receive agendas via email, send your request to sdplanninggroups@sandiego.gov and indicate your specific community planning group or click the **subscribe now** button found at: <https://www.sandiego.gov/planning/community-plans/planning-group-resources> and choose Scripps Miramar Ranch: Public Notices & CPG Agendas. To request an agenda in alternative format or a sign language or oral interpreter, please submit a request through the Planning Department's webpage: www.sandiego.gov/planning/translation or email Planning@sandiego.gov at least three (3) working days prior to the meeting to insure availability. Solicite servicios de traducción: www.sandiego.gov/planning/translation. If you have questions concerning the SRPG please express them at the meeting or contact the SRPG Chair, Victoria LaBruzzo at srpgchair@scrippsranh.org or City of San Diego Community Planner Matthew Nasrallah at MNasrallah@sandiego.gov Or Marlon Pangilinan at MPangilinan@sandiego.gov

Aerial Imagery Map










-  Subject Site
-  Planning Areas

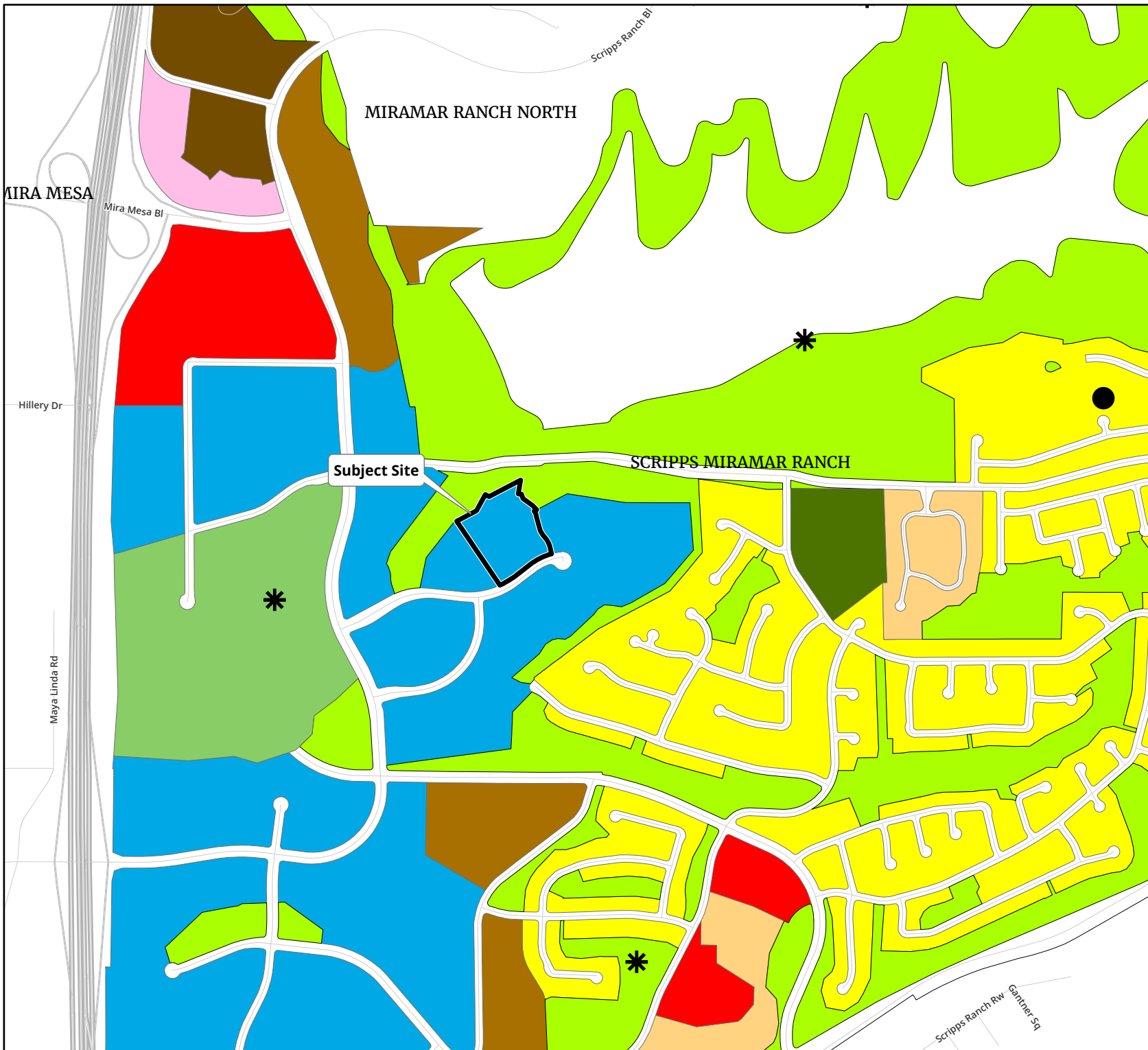


General Disclaimer:
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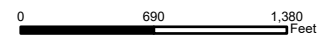


Community Plan Land Use

-  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





















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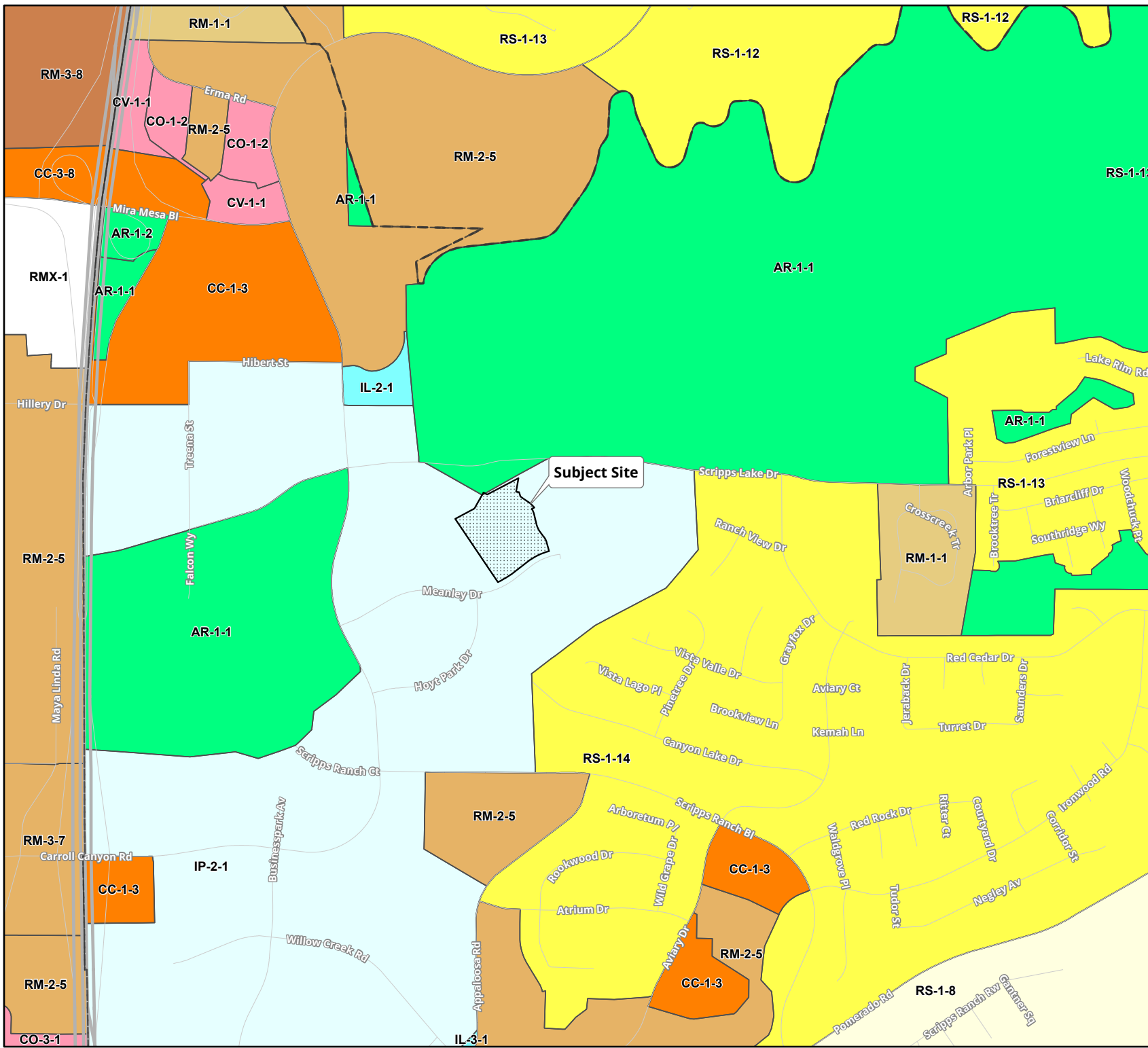


Current Zoning Map

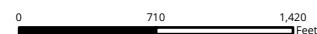
-  Subject Site
-  Planning Areas

Zoning

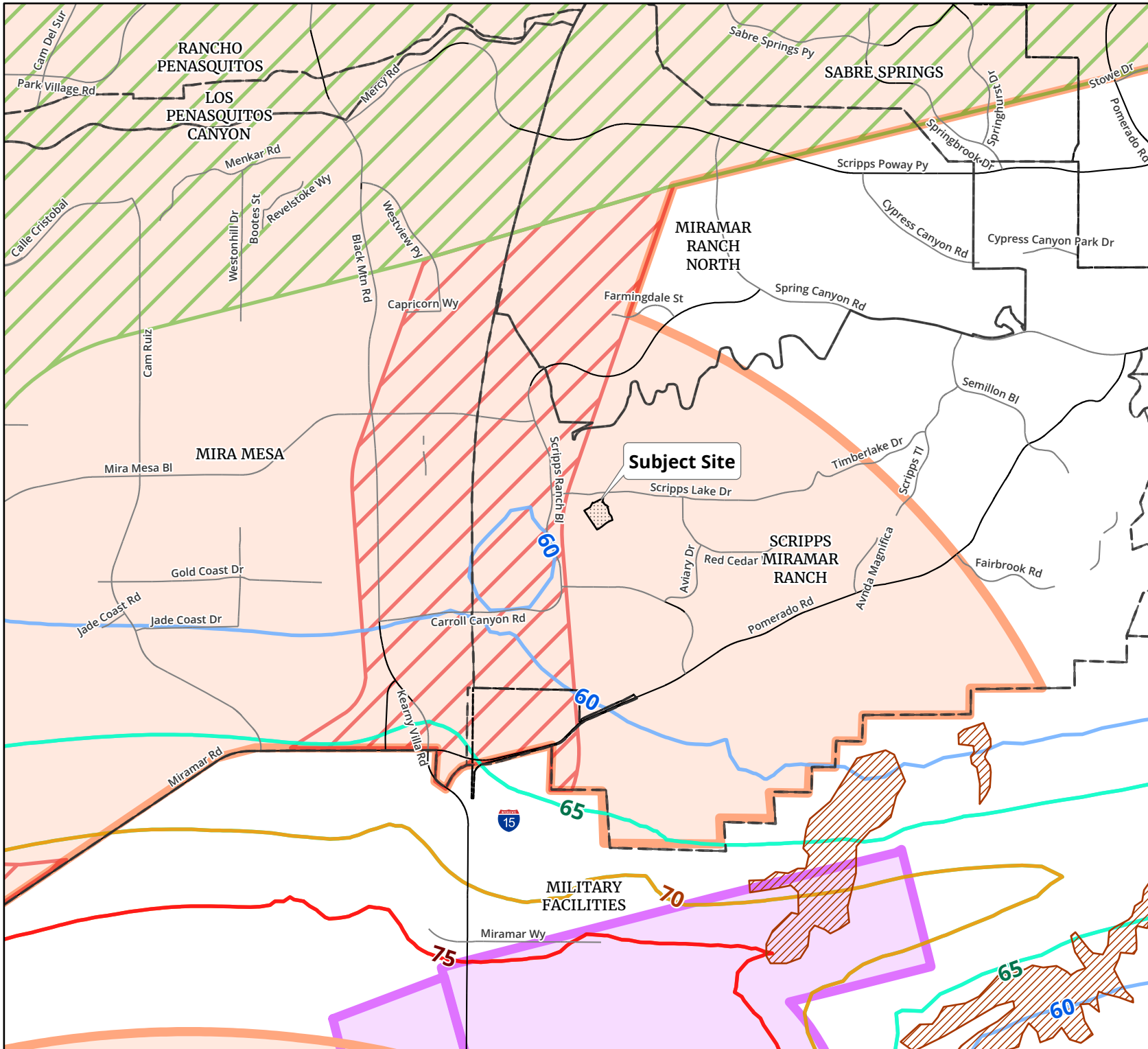
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-  IL-2-1
-  IL-3-1
-  IP-2-1
-  RM-1-1
-  RM-2-5
-  RM-3-7
-  RM-3-8
-  RS-1-12
-  RS-1-13
-  RS-1-14
-  RS-1-8



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Airport Overlay Zones



- Subject Site
- Planning Areas
- ALUCP MCAS Miramar High Terrain Zone
- Airport Land Use Compatibility Overlay Zone (ALUCOZ)
- MCAS Miramar Safety Zone

Noise Contours

Community Noise Equivalent Level (CNEL)

- 60
- 65
- 70
- 75

City Wide and MCAS Miramar Overflight Area


- Notification Area
- Overflight Notification Area
- Real Estate Disclosure Area

General Disclaimer:
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Transit Map

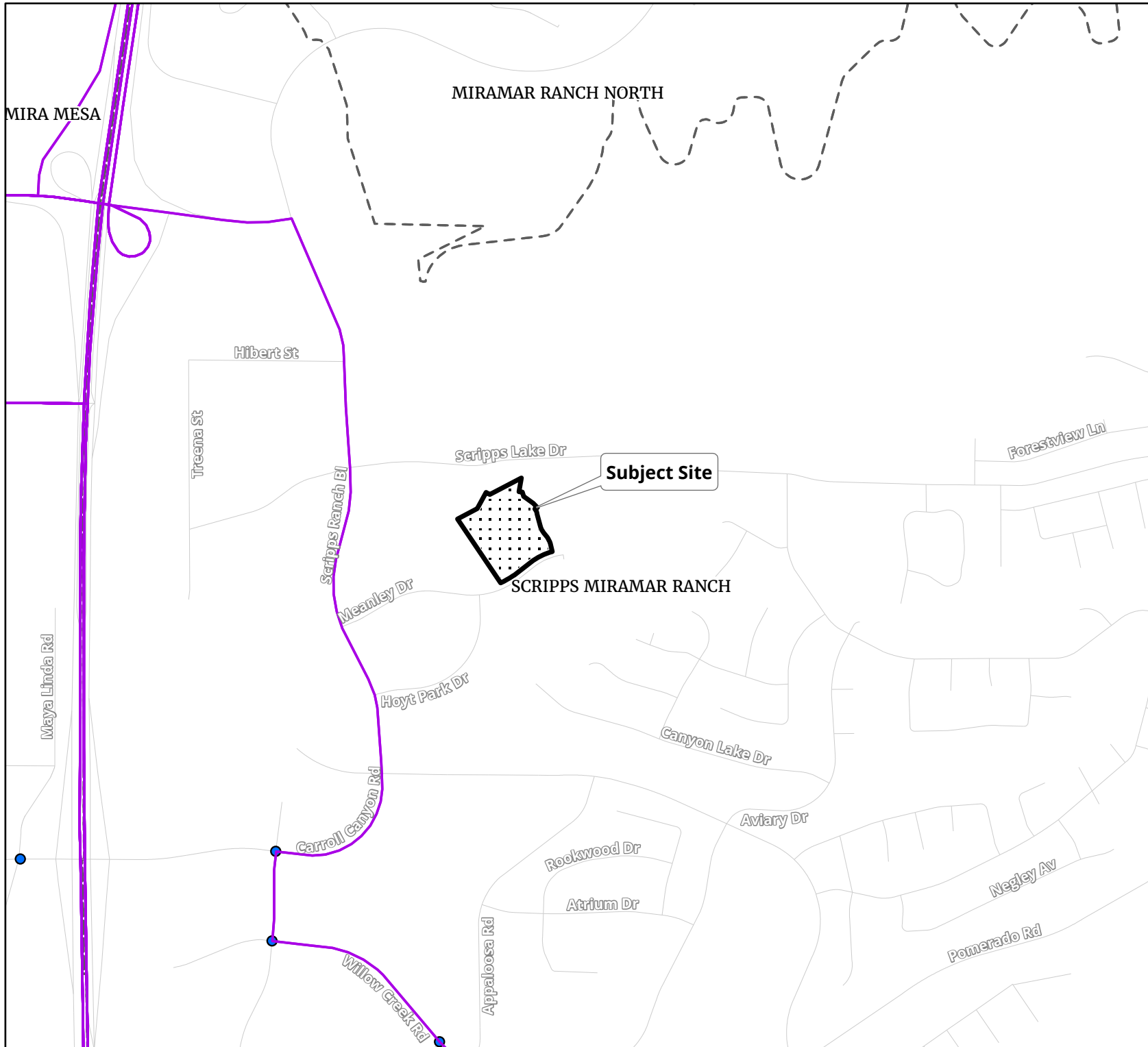
Transit Stops

 Bus Stop

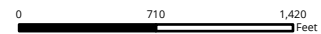
Bus Routes

 Bus

 Subject Site



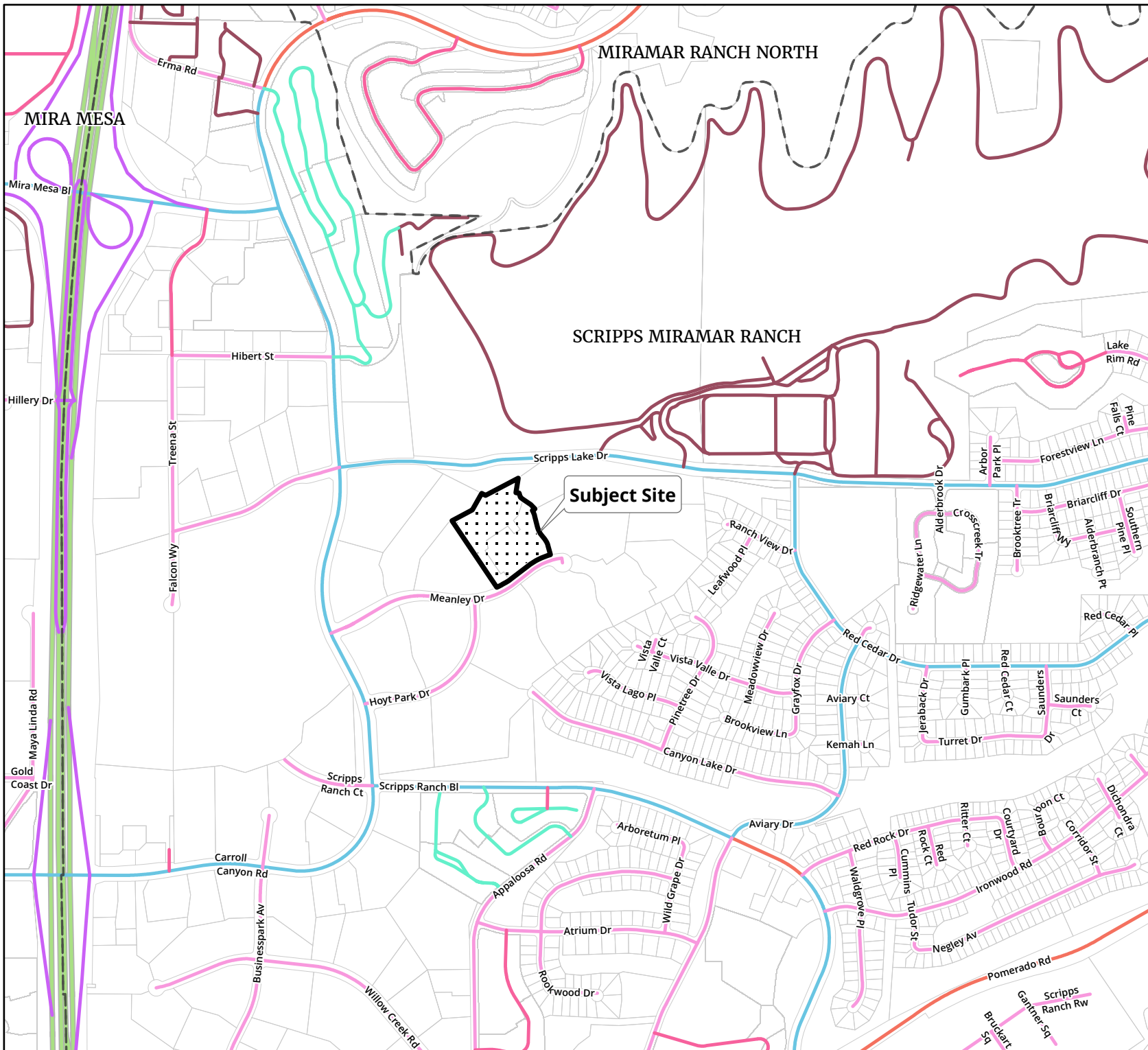
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Roadway Classifications Map

Existing Street Classifications

-  Freeway/Expressway
-  Minor Highway/Major Road
-  Arterial or Collector
-  Local Street
-  Private Road
-  Freeway ON/OFF Ramp
-  Speed Hump
-  Private Road
-  Subject Site
-  Planning Area



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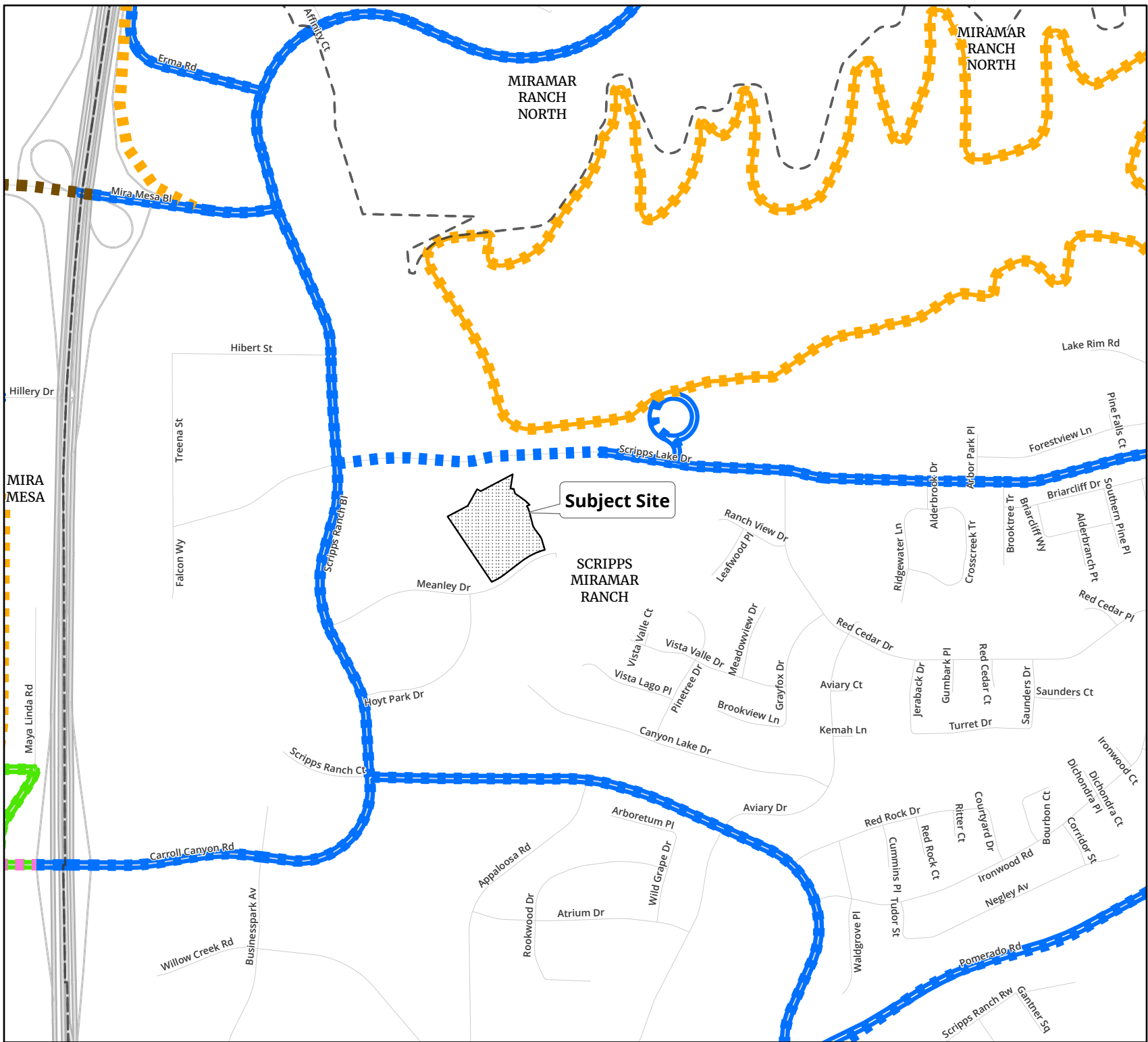
Bicycle Paths Map

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

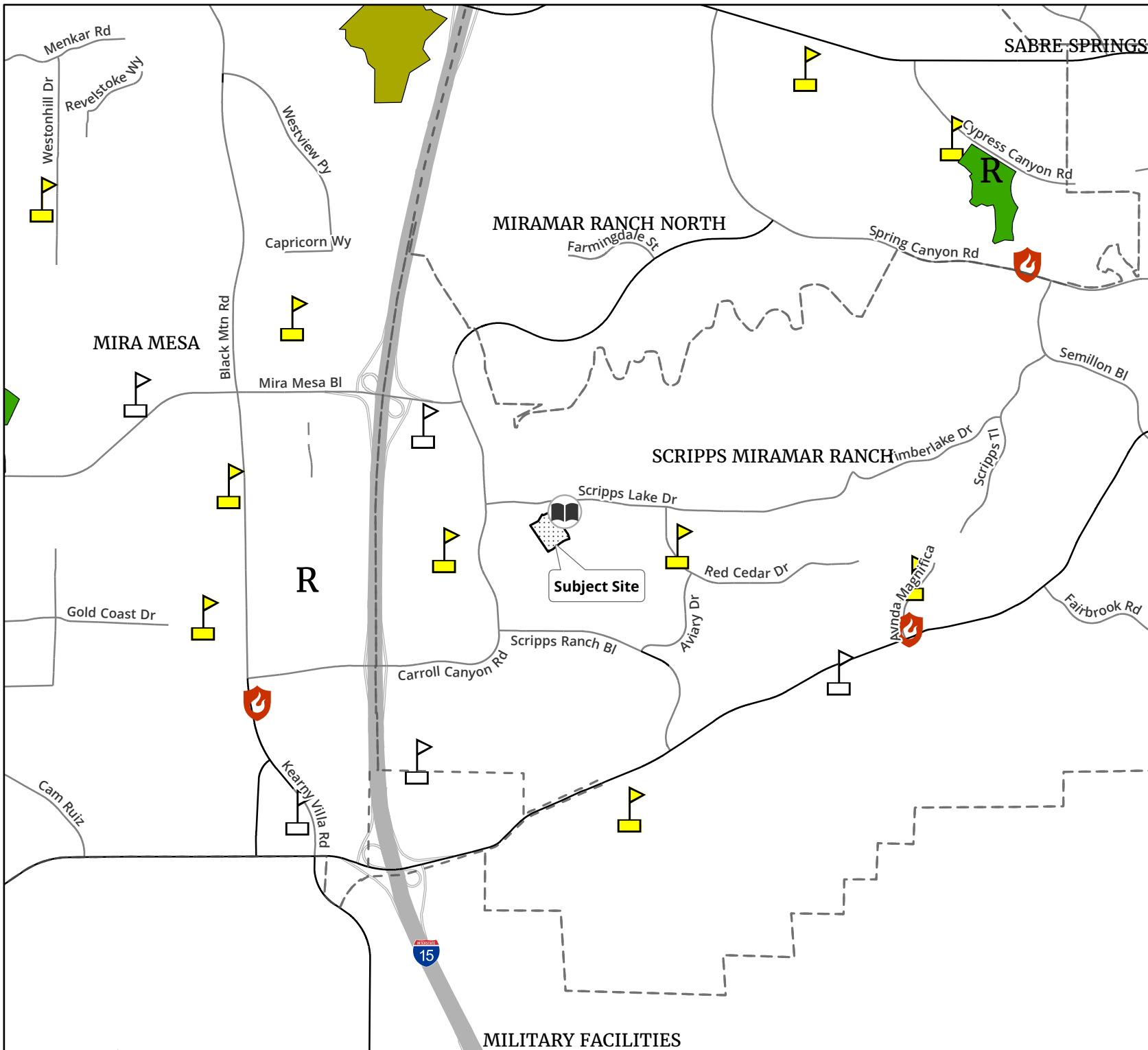


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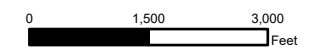


Public Facilities Map


-  Subject Site
-  Planning Areas
-  Community Park
-  Regional Park
-  Fire Station
-  Library
-  Public School
-  Private
-  Rec Centers

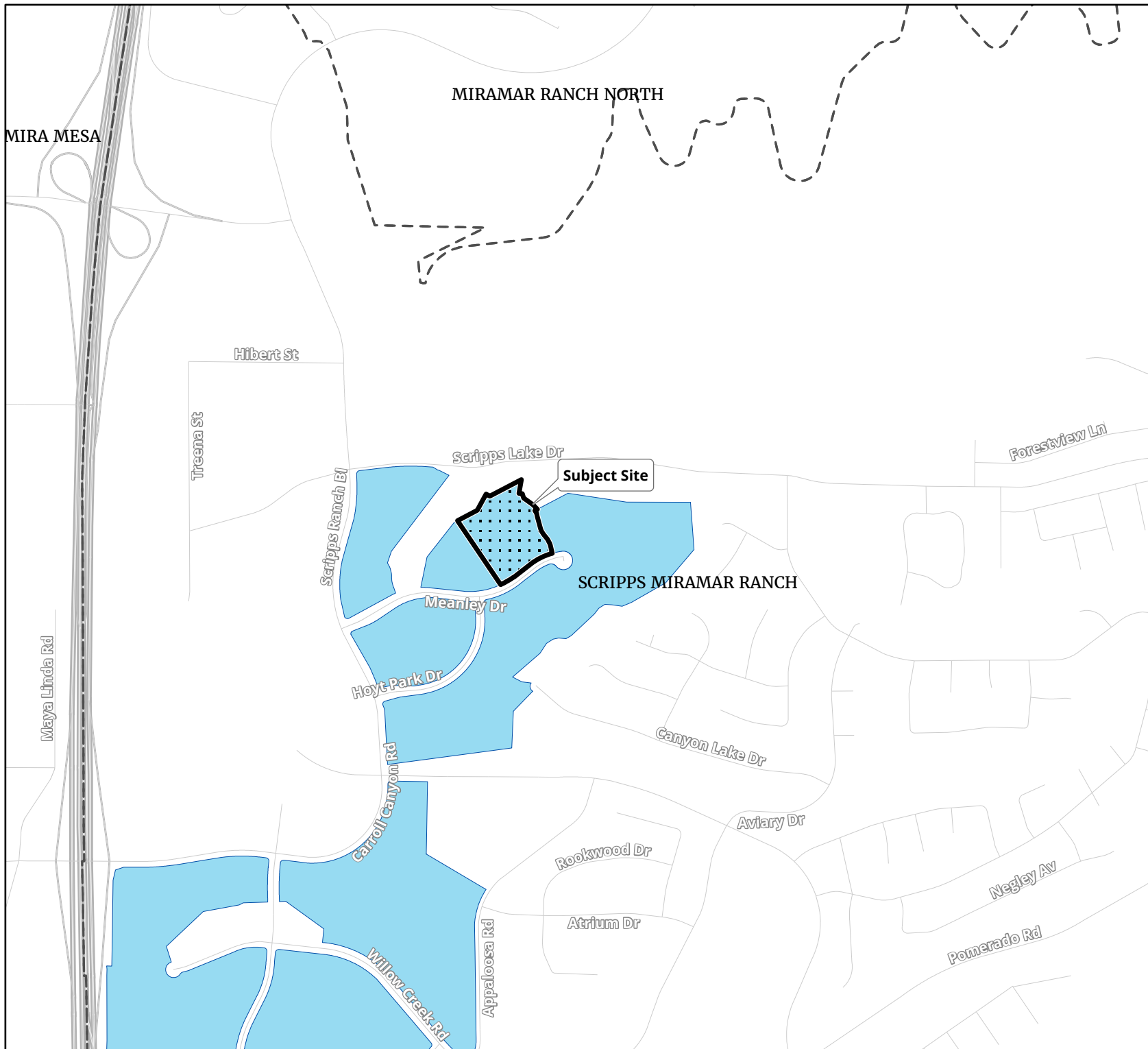


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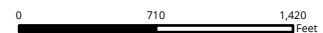


Prime Industrial Land Map

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



General Disclaimer:
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February 12, 2026

City Planning Department
Through the Development Services Department
City of San Diego
7650 Mission Valley Road
San Diego, CA 92108

Regarding: Scripps Miramar Ranch Community Plan & General Plan Amendment Request

To Whom it May Concern:

Meritage Homes (Developer) is in due diligence to purchase lot 2 of the Scripps Ranch Business Park, located north of Meanley Drive between lots 1 and 3, and east of the Scripps Ranch High School. Assessor Parcel Numbers (APNs) 319-170-37-00 and 319-170-38-00.

We seek Planning Department support to change the land use from Industrial Employment and Park, Open Space, & Recreation to Residential Low-3 (General Plan Land Use Designation) and to remove the Prime Industrial Lands designation.

The property is designated Industrial Park, Open Space and Prime Industrial Lands in the Scripps Miramar Ranch Community Plan, Industrial Employment in the General Plan, and is zoned IP-2-1. The property is within the Marine Corp Air Station Miramar (MCAS Miramar) Airport Land Use Compatibility Plan (ALUCP) area.

We seek staff's support, based on the General Plan, Criteria for Initiation of Amendments (LU-D.11), for the initiation of a General Plan Amendment and a Scripps Miramar Ranch Community Plan Amendment to re-designate the property as Residential Low-3 and remove the Prime Industrial Lands, General Plan designation.

We believe the request is consistent with the criteria in LU-D.11, outlined below, and the recently initiated Shea Home Community Plan Amendment and Scripps Ranch Technology Park Amendment; therefore, the Planning Department can determine that the Community Plan Amendment should be initiated by the Planning Commission.



LU-D.7 Require that General Plan and community plan amendment initiations (except those determined to be technical as specified in LU-D.5, or initiated by City Council) be decided by the Planning Commission with the ability for the applicant to submit a request to the City Clerk for the City Council to consider the initiation if it is denied. The applicant must file the request with the City Clerk within 10 business days of the Planning Commission denial.

We understand the process

LU-D.8 General Plan and community plan amendments that increase residential density and/or mixed-use intensity in community plan designated Village areas are exempt from the initiation requirement if they demonstrate conformance with all of the three initiation criteria in Policy LU-D.11 through a preliminary review.

The subject property is not in a Community Plan designated Village area

LU-D.9 Requests for specific plan amendments or a repeal in community plan areas that have undergone a community plan update since the General Plan was adopted in 2008 are exempt from the initiation requirement if they demonstrate conformance with all of the three initiation criteria in Policy LU-D.11 through a preliminary review.

We are not requesting a Specific Plan Amendment or repeal of a Community Plan update

LU-D.10 Recognize the ability of the City Council to initiate a General Plan and community plan amendment when direction is received through a vote of the City Council without demonstration of meeting the initiation criteria to prepare a plan amendment.

Understood

LU-D.11 Require that the recommendation of approval or denial to the Planning Commission be based upon compliance with all of the three initiation criteria as follows:

a. The amendment request appears to be consistent with the goals and policies of the General Plan and community plan;

The proposed General Plan Amendment and Community Plan Amendment would redesignate the site to Residential Low-3 (0–14 du/acre) and remove the Prime Industrial Lands designation to support new housing in a high-resource, infill location. The amendment could enable up to approximately 88 units with 10% designated for affordable housing, advancing the City’s housing, climate, and workforce housing goals. This project represents a significant opportunity to deliver high-quality

attainable housing, including affordable units, in a community that currently lacks deed-restricted affordable homes.

The proposal is consistent with the General Plan strategy and Housing Element policies by promoting residential development near employment, transit, services, and active transportation infrastructure. By increasing residential density through infill development, the amendment would support balanced land use, reduce environmental impacts, and allow more residents to live near jobs, aligning with both housing and economic prosperity objectives.

b. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/ intensity range, plan policy or site design; and

Maintaining capacity for future base-sector industries is an important goal of the City's General Plan, and providing housing is also a key priority. The proposed General Plan and Community Plan Amendments would help advance these goals by enabling additional housing on a vacant site located within a high-resource community. The property is adjacent to single-family neighborhoods and public resource areas, and it is close to a wide range of employment opportunities, public facilities, and amenities that are well-suited for residential uses. The proposed amendments have the potential to further the City's objective of expanding multi-family housing to meet community needs. The amendment would allow the development of much needed attainable housing for San Diego residents and assist the City in meeting their housing goals. The proposed community will include 10% affordable housing, providing home ownership opportunities to those who have limited housing options.

The amendment also creates opportunities to incorporate new on-site public amenities, such as recreational areas, public gathering spaces, enhanced pedestrian pathways, or improved connections to adjacent parks and public facilities. These features would align with General Plan goals and policies, including the Housing Element objective to foster vibrant and equitable communities. If the Planning Commission initiates the amendment process, the applicant will collaborate closely with the community to identify site enhancements and design features that best support these goals.

City Planning Department
City of San Diego
February 3, 2026

c. Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Initial review has indicated that there are sufficient public facilities for the proposed amendment. Proximate public facilities include Scripps Ranch High School, a public library, dog park and Lake Miramar recreation area. Proximate commercial facilities include a shopping center within one mile that contains grocery, restaurant, and fitness facilities.

LU-D.12 Acknowledge that initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment

Understood

We respectfully request staff's support in initiating an amendment to the Scripps Miramar Ranch Community Plan to redesignate parcel 2 to Residential Low-3 and to remove the Prime Industrial Lands designation, consistent with the criteria outlined in LU-D.11. This amendment will strengthen the overall health of the Scripps Miramar Ranch Community Plan and advance the General Plan's goals and objectives related to achieving a balanced jobs-housing mix, as referenced in LU-D.11. We look forward to collaborating with staff throughout this process.

Please do not hesitate to reach out if there are any questions regarding our request.

Sincerely,



Cara Wright
Meritage Homes
(949) 826-2882

FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

Development Permit: _____

Subdivision Approval: _____

Policy Approval: Scripps Miramar Ranch Community Plan Amendment & General Plan Amendment Initiation Request

Project Title: TBD **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

Lot 2 of Scripps Ranch Business Park, APNs 319-170-37-00 & 319-170-38-00

Specify Form of Ownership/Legal Status (please check):

Individual Partnership Corporation Limited Liability -or- General – What State? CA

Corporate Identification No.: _____ Trust - Date of Trust: _____

City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent
(Per [SDMC 5112.0102](#))

Owner
 Authorized Agent
 Member
 Trustee
 Tenant/Lessee
 Successor Agency
 City of San Diego/Asset Management Department*


Name of Individual: **Ryan Gallagher**

On behalf of: **SPACE SCRIPPS LLC**

Street Address: **2600 East Coast Hwy, Suite 240**

City: **Corona Del Mar** State: **CA** Zip: **92625**

Phone Number: **(949) 300-5525** Email: **ryan@spaceip.com**

Signature:  Date: **02/09/2026**

Additional pages attached: Yes No

**(Signature within this section not required for City of San Diego/Asset Management Department)*

Applicant Check if Same as Property Owner/Authorized Agent
(Per [SDMC 5112.0102](#))

Owner
 Authorized Agent
 Member
 Trustee
 Tenant/Lessee
 Successor Agency

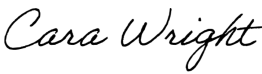
Name of Individual: **Cara Wright**

On behalf of: **Space Scripps LLC**

Street Address: **230 Progress**

City: **Irvine** State: **CA** Zip: **92618**

Phone Number: **949-826-2882** Email: **cara.wright@meritagehomes.com**

Signature:  Date: **02/10/2026**

Additional pages attached: Yes No

Other Financially Interested Persons Check if N/A

Owner
 Authorized Agent
 Member
 Trustee
 Tenant/Lessee
 Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone Number: Email:

Signature: Date:

Additional pages attached: Yes No